



**Malvern Close**  
**Newmarket, CB8 8BP**  
**Offers Over £380,000**



## Malvern Close, Newmarket, CB8 8BP

A lovely detached bungalow in this popular street in Newmarket, not far off the High Street.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The accommodation comprises of a living room, kitchen/breakfast room, dining room, conservatory, three good sized bedrooms and a wet room.

Externally, there are extensive, well stocked front and rear gardens and a garage and driveway that provides additional off road parking.

Viewing is strongly recommended.

### Entrance Hall

With radiator and access to loft space.

### Kitchen 12'9" x 11'9" (3.90m x 3.60m)

With window to the rear aspect. Side external door.

### Living Room 15'1" x 11'9" (4.60m x 3.60m)

Good sized living room with featured fireplace, TV connection point, laid wooden flooring, two radiators, French doors out to the rear garden. Opening through to the:

### Dining Room 11'9" x 8'2" (3.60m x 2.50m)

Laid wooden flooring and opening through to the:

### Conservatory 6'10" x 10'2" (2.10m x 3.10m)

With windows surrounding and door out to the rear garden.

### Bedroom 1 11'1" x 12'9" (3.40m x 3.90m)

Double bedroom with radiator and window to the front aspect.

### Bedroom 2 11'9" x 9'10" (3.60m x 3.00m)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 8'10" x 8'2" (2.70m x 2.50m)

With radiator and window to front aspect.

### Bathroom

Comprising a low level WC, hand basin, walk-in shower, tiled walls, heated towel rail and two obscured windows to the side aspect.

### Outside - Front

Garage and driveway that provides additional off road parking.

### Outside - Rear

Enclosed beautifully landscaped garden with a variety of thriving shrubs and flowers. Brick built garden shed, greenhouse and paved patio seating area.

### Property Information:

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Bungalow

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 94 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

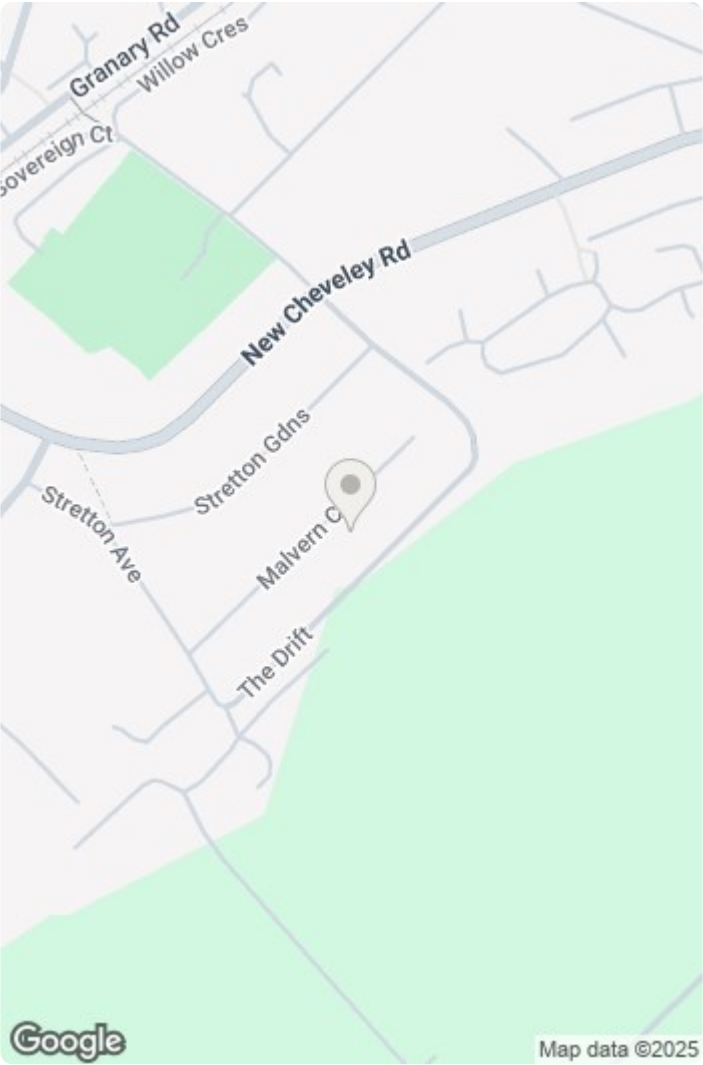
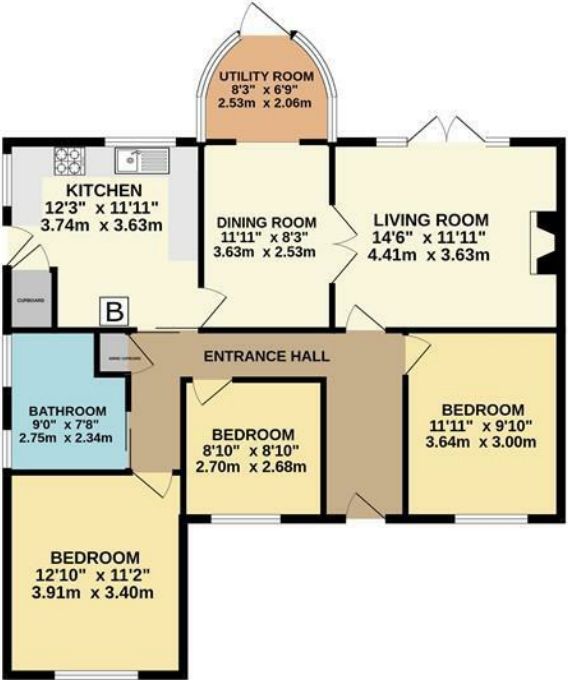
Broadband Type – Ultrafast  
available, 1800Mbps download,  
220Mbps upload

Mobile Signal/Coverage – Ofcom  
advise likely/limited on all  
networks

Rights of Way, Easements,  
Covenants – None that the vendor  
is aware of



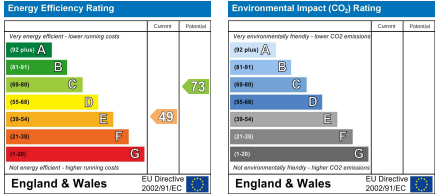
GROUND FLOOR  
1167 sq.ft. (108.5 sq.m.) approx.



9 MALVERN CLOSE, NEWMARKET

TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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