



Elliott Close, Newmarket, CB8 7SE

**CHEFFINS**

## Elliott Close

Newmarket,  
CB8 7SE

- Detached Bungalow
- 3 Bedrooms
- Sought After Town Location
- Garage
- Plenty of Off-Road Parking
- Enclosed Rear Garden
- NO CHAIN

A modern 3 bedroom detached bungalow attractively situated at the head of a private cul-de-sac in a sought after town location. The property is well presented throughout and benefits from a double aspect sitting room, a kitchen/dining room and a refurbished shower room. Additional features include driveways to the front and side providing parking for multiple vehicles, a garage and enclosed part walled garden.



**Guide Price £375,000**





## LOCATION

Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

## ENTRANCE HALL

with a double glazed entrance door, airing cupboard housing the water cylinder, built-in storage cupboard, radiator.

## SITTING ROOM

A dual aspect room with double glazed windows to the front and side aspects, fireplace recess and 2 radiators.

## KITCHEN

with a range of fitted base and wall mounted units, worktops over, tiled splashbacks, stainless-steel sink unit and drainer with mixer tap, Bosch eye level integrated oven and grill, Bosch 4 ring ceramic hob with extractor hood over, space and plumbing for washing machine and space for dishwasher, radiator, 2 double glazed windows to the side aspect.

## BEDROOM 1

with triple built-in wardrobe with drawers, shelf space and sliding doors, radiator, double glazed window to rear aspect.

## BEDROOM 2

with radiator, double glazed window to rear aspect, double glazed door leading to the rear garden.

## BEDROOM 3

with radiator, built-in storage cupboard, double glazed window to front aspect.

## SHOWER ROOM

with a walk-in Mermaid board shower cubicle with Aqualisa power shower, hand basin with mixer tap and

cupboard storage under, concealed cistern low level WC, tiled splashbacks, ladder style heated towel rail, recessed ceiling lighting and double glazed window to rear aspect.

## OUTSIDE

The front garden area is mainly laid to lawn with shrub borders and a paved parking area, a pathway and 2 steps lead up to the entrance door with a covered porch canopy over.

To the left hand side of the property is a block paved driveway with a car port providing parking for several vehicles.

The rear garden is enclosed, partly walled and is mainly laid to lawn with a paved patio area, outside light and gated access to the side.

## GARAGE

with an electric roller door to front, light and power, window and pedestrian door to side.

## Sales Agents Notes

Please note the photos shown where taken prior to the current tenants moving into the property.

The property has solar panels on the front elevation, these are leased with the air space above the roof of the building until 1st May 2036. The solar panels provide electricity to the property and excess energy is sold back to Anesco.

For more information on this property, please refer to the Material Information Brochure on our website.





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

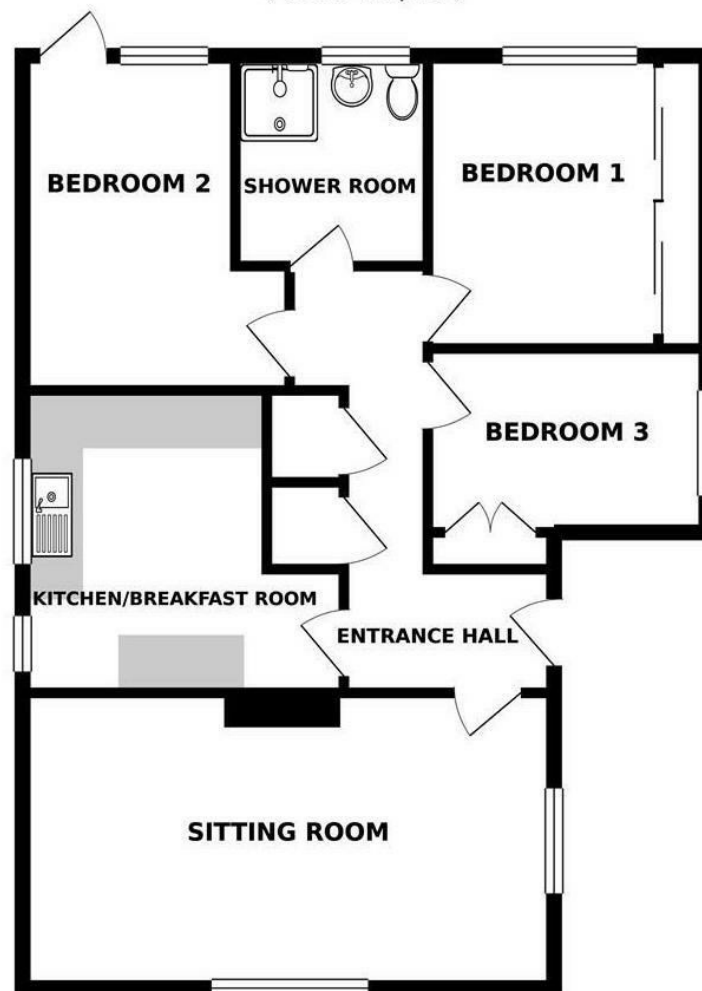
Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk Council

GROUND FLOOR 74.04 sq. m.  
( 796.94 sq. ft. )



TOTAL FLOOR AREA : 74.04 sq. m. ( 796.94 sq. ft. ) 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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