

pocock & shaw

Residential sales, lettings & management



320 Hethersett Close
Newmarket,
Suffolk. CB8 7BA

Improved, updated and smartly presented throughout, this two bedroom bungalow is delightfully situated towards the edge of this much requested residential development. Hall, modern fitted kitchen/breakfast room, sitting room, modern shower room, two generous bedrooms, garden and garage en bloc. EPC:C

Guide Price: £245,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This attractive and very smartly presented two bedroom semi detached bungalow is pleasantly situated towards the edge of this popular development north of the town centre. The accommodation comprises of an entrance hall, modern fitted kitchen, sitting room, modern smart shower room and two generous bedrooms. Benefitting from an enclosed rear garden and a delightful covered patio area for outside enjoyment and entertaining.

With the benefit of uPVC double glazed windows and doors and a gas fired radiator heating system, in detail the accommodation includes:-

Entrance Hall

With an entrance door, storage cupboard housing the fuse unit, radiator, tiled flooring.

Sitting Room 5.81m (19'1") x 3.61m (11'10")
A lovely light and airy room with two sets of sliding patio doors leading to the rear garden area, double radiator, fitted carpet.

Kitchen 3.50m (11'6") x 2.96m (9'9")
Fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl stainless steel sink unit with mixer tap single drainer, tiled surround, plumbing for washing machine, space for tumble dryer, built-in eye level fan assisted double oven, built-in gas hob with extractor hood over, with a window to the front aspect, radiator, tiled flooring.

Bedroom 1 3.94m (12'11") x 3.61m (11'10")
With a window to the rear aspect, fitted wardrobe, radiator, fitted carpet.

Bedroom 2 3.39m (11'1") x 3.01m (9'11")
With a window to the front aspect, fitted wardrobe, fitted carpet, radiator.

Shower Room

Fitted with a smart matching three piece suite comprising of a large shower unit with glass enclosure with shower attachment over, low level WC, vanity wash hand basin with mixer taps, tiled surround, useful storage shelf, with an opaque window to the front aspect, heated towel rail.

OUTSIDE:

The property is situated in a pleasant courtyard style arrangement planted with an array of trees and shrub borders, with concrete paving to the leading to the front entrance door. To the rear is an attractive enclosed low maintenance garden laid mainly to lawn, with a paved, covered patio area, garden tap, timber fence and trellis border, with a pedestrian footpath to the timber garden shed and side pedestrian gate. A single garage is nearby in Garage Block 10.





Services

Mains water, gas, drainage and electricity are connected.

Tenure

The property is freehold.

Council Tax Band: B West Suffolk Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KLS



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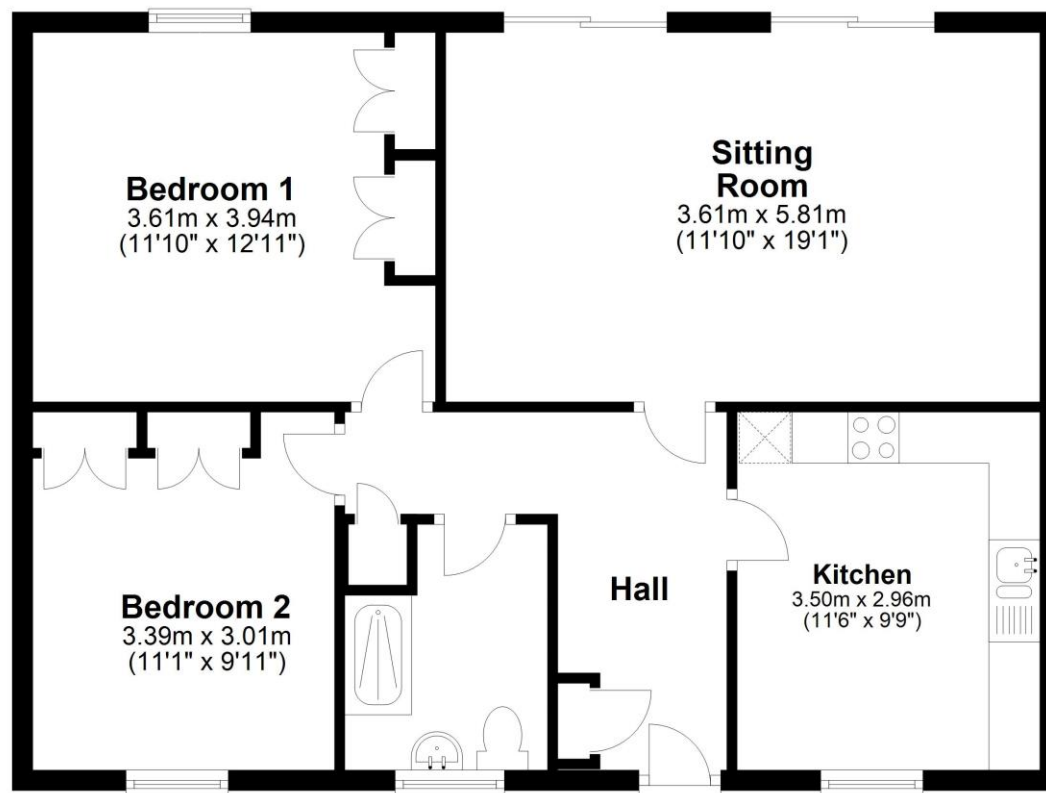
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Ground Floor

Approx. 70.9 sq. metres (763.5 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 sq. feet)

An independent firm with five local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested