



23 Willow Crescent
Newmarket, Suffolk CB8 8ER
Guide Price £295,000

23 Willow Crescent, Newmarket, Suffolk CB8 8ER

A modern, updated and immaculately presented family town house standing within a cluster of similar properties and positioned moments of the Railway Station and High Street.

Offering versatile space over three floors, the property enjoys accommodation to include an entrance hall, utility room/rear lobby, living room/dining room with balcony, a stunning high quality re-fitted kitchen, family bathroom, three generous size bedrooms and further shower room.

Externally the property offers a 21ft integral garage, further off road parking and an enclosed rear garden.

EPC (B)

Accommodation Details

Front door with storm porch leading through to:

Entrance Hallway

With staircase rising to the first floor, tiled flooring, radiator, understairs recess suitable for coat hanging, wood effect flooring, door leading through to garage, access and door leading through to:

Utility 7'11" x 5'7" (2.41m x 1.70m)

Fitted with with eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, wood effect flooring, radiator, part glazed door leading to the rear garden.

First Floor Landing

With staircase rising to the second floor,

Sitting/Dining Room 14'8" x 13'1" (4.47m x 3.99m)

With ample room for dining table and chairs, two radiators, TV aerial connection point, window to the rear aspect, glazed patio doors leading to:

Balcony 6'0" x 3'9" (1.83m x 1.14m)

Overlooking rear garden and allotments beyond.

Kitchen 10'0" x 8'1" (3.05m x 2.46m)

Fitted with a range of contemporary eye level and base storage units with quartz working top surfaces over, feature plinth lighting, built in oven, separate hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, wood effect flooring, radiator, window to the front aspect.

Bathroom

With suite comprising free standing bath, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, extractor, heated towel rail, window with obscured glass to the front aspect.

Second Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 13'1" x 8'0" (3.99m x 2.44m)

With window to the rear aspect, radiator.

Bedroom 2 10'0" x 8'0" (3.05m x 2.44m)

With window to the front aspect, radiator.

Bedroom 3 7'10" x 6'3" (2.39m x 1.91m)

With window to the rear aspect, radiator.

Shower Room

With suite comprising shower cubicle, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, heated towel rail, extractor, window with obscured glass to the front aspect.

Outside - Front

Front garden laid in part with faux grass, paved pathway leading to the front door, built in storage cupboard, wiring for electric vehicle hook up, outside lighting, driveway allowing off road parking leading to:

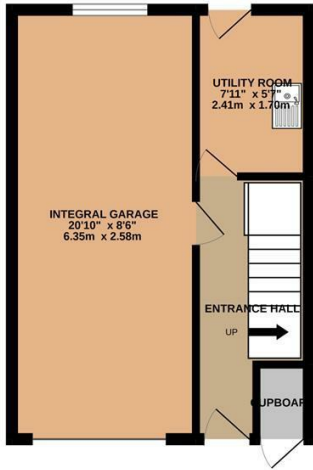
Garage 20'10" x 8'6" (6.35m x 2.59m)

Integral garage with up and over style door, power and lighting, high level window to the rear aspect.

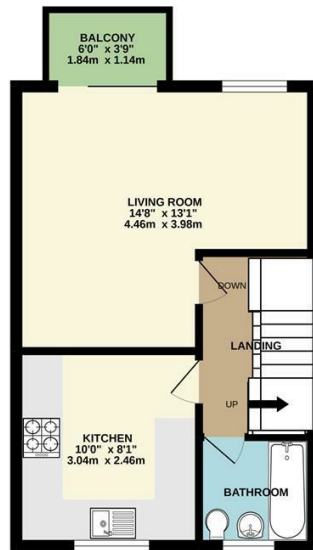
Outside - Rear

Fully enclosed rear garden with extensive decked area, part faux grass and the remainder paved patio/seating area, outside lighting, outside tap, ten solar panels to rear roof aspect.

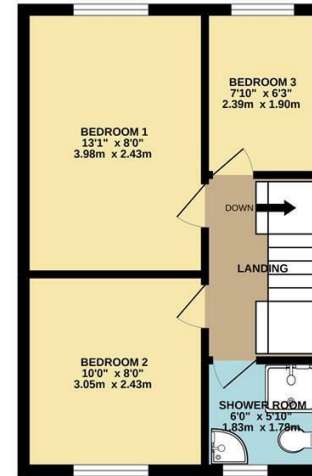
GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

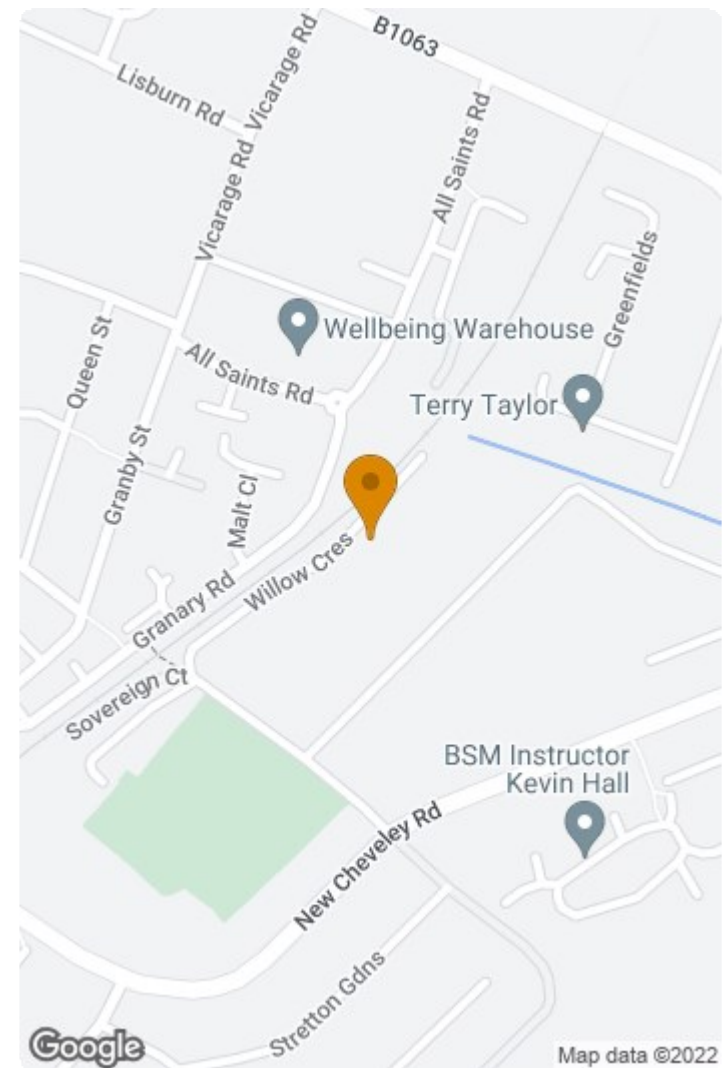


2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	82
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

