



49 Corsican Pine Close
Newmarket, Suffolk CB8 0DZ
Guide Price £260,000

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A modern three bedroom end of terrace family home forming part of a popular and well regarded cul-de-sac towards the North side of the Town Centre and offered for sale with no upward chain.

Benefitting from an entrance porch, sitting room, kitchen, dining room, three bedrooms (master bedroom with potential for en-suite) and a family bathroom.

Externally offering an enclosed rear garden and allocated parking for at least two vehicles.

Offered for sale with the distinct advantage of no onward chain.

EPC (D)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, access and door leading through to:

Sitting Room 12'6" x 13'5" (3.81m x 4.09m)

With window to the front aspect, feature fireplace to the side, TV aerial connection point, radiator, opening leading through to:

Dining Room 8'0" x 9'1" (2.44m x 2.77m)

With French style doors leading to the rear garden, built in cupboard, radiator, access and door leading through to:

Kitchen 7'7" x 9'1" (2.31m x 2.77m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over,

built in oven, separate four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring, radiator, window to the rear aspect.

First Floor Landing

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

Bedroom 1 10'6" x 8'7" (3.20m x 2.62m)

With window to the front aspect, built in wardrobes with sliding mirrored doors, radiator, potential space for en-suite measuring 3'4" x 5'10".

Bedroom 2 9'5" x 7'11" (2.87m x 2.41m)

With window to the rear aspect, purpose built desk/study area, radiator.

Bedroom 3 6'2" x 7'3" (1.88m x 2.21m)

With window to the rear aspect, radiator.

Bathroom 6'2" x 5'10" (1.88m x 1.78m)

With suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, part tiled walls, vinyl flooring, fixed light with shaver point, radiator, extractor.

Outside - Front

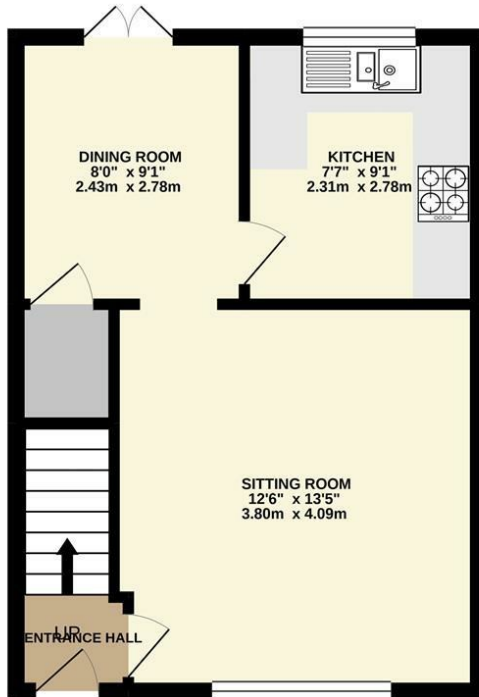
Pretty frontage planted with mature plants/shrubs, pathway leading to the front door, gated side access to the rear garden.

Outside - Rear

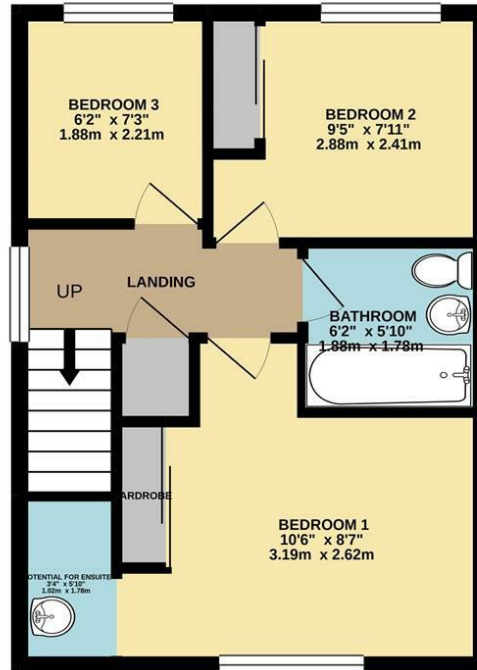
Fully enclosed rear garden predominantly laid to lawn, paved patio area, timber built shed, covered BBQ/seating area, outside tap, parking to the rear.



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

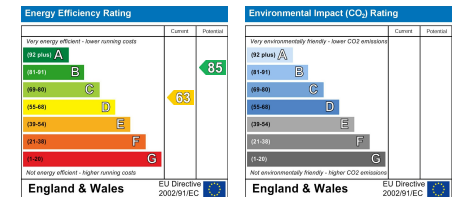
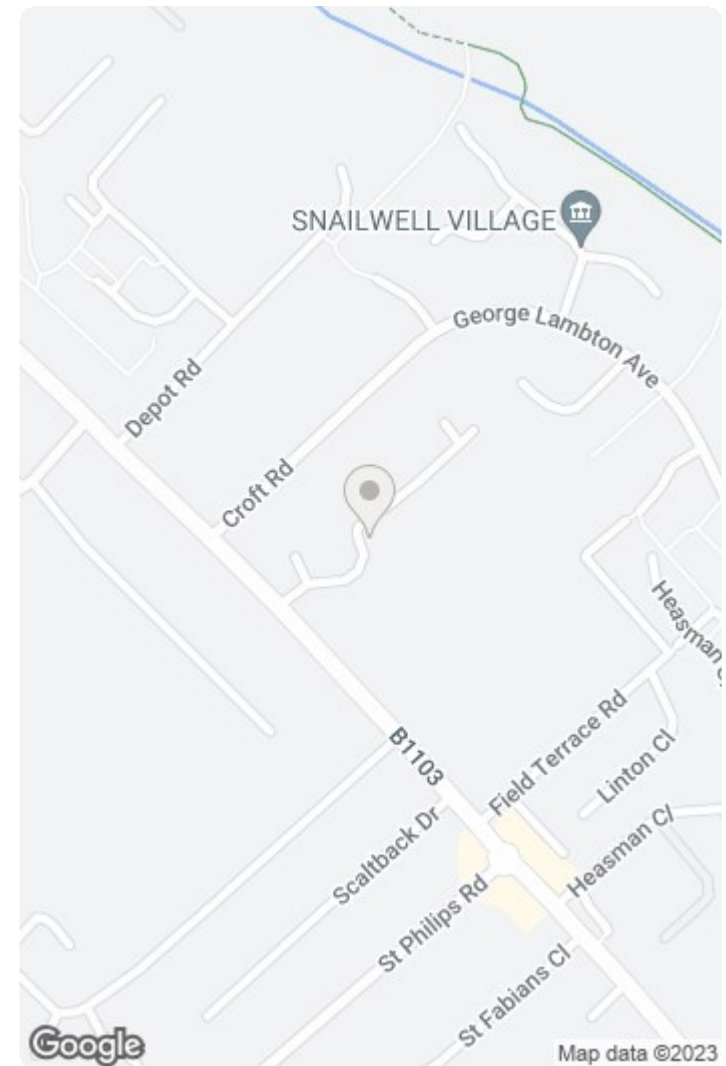


1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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.
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