



**8 Isinglass Close**  
**Newmarket, Suffolk CB8 8HX**  
**Guide Price £400,000**



## 8 Isinglass Close, Newmarket, Suffolk CB8 8HX

A modern and detached family home set within a highly regarded residential development and positioned on the outskirts of the town centre.

Offering accommodation to include an entrance hall, living room, separate dining room, kitchen, utility, conservatory, cloakroom, four bedrooms and a family bathroom. Benefiting from gas fired central heating and double glazing.

Complete with a fully enclosed rear garden, garage and off road parking.

Offered for sale with the distinct advantage of no onward chain and offering excellent value for money.

EPC (D)

### Accommodation Details

Part glazed front door with storm canopy leading through to:

### Entrance Hall

With staircase rising to the first floor, window to the side aspect, useful understairs recess, radiator, access and door leading through to:

### Sitting Room 11'5" x 17'6" (3.48m x 5.33m)

With large bay window to the front aspect, picture window to the conservatory, TV aerial connection point, radiator, access and door leading through to:

### Conservatory 14'7" x 9'7" (4.45m x 2.92m)

Brick plinth conservatory with glazed panels to three aspects and French style door leading to the rear garden.

### Dining Room 13'7" x 10'11" (4.14m x 3.33m)

With window to the side aspect, double doors leading through to the conservatory, radiator, access and door leading through to:

### Kitchen 7'9" x 12'9" (2.36m x 3.89m)

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 electric oven, separate four ring gas hob, space and plumbing for dishwasher, radiator, access and door leading through to:

### Utility Room 7'7" x 4'8" (2.31m x 1.42m)

With space and plumbing for washing machine, space for tumble dryer, radiator, window to the rear aspect, part glazed door leading to the side of the property.

### Cloakroom

Comprising low level WC and wash hand basin, radiator, window to the front aspect.

### First Floor Landing

With window to the front aspect, access to loft space, access and door leading through to:

### Bedroom 1 10'8" x 11'3" (3.25m x 3.43m)

With window to the rear aspect, radiator.

### Bedroom 2 8'8" x 10'10" (2.64m x 3.30m)

With window to the rear aspect, radiator.

### Bedroom 3 10'6" x 6'4" (3.20m x 1.93m)

With window to the front aspect, radiator.

### Bedroom 4 5'11" x 8'2" (1.80m x 2.49m)

With window to the rear aspect, radiator.

### Bathroom 8'6" x 6'7" (2.59m x 2.01m)

With suite comprising panel bath with shower over, wash hand basin and low level WC, part tiled walls, radiator, airing cupboard, window to the front aspect.

### Outside - Front

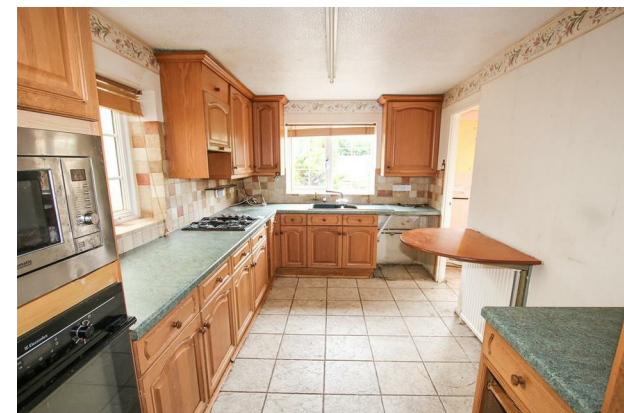
Block paved frontage providing off road parking, gated access to rear garden, variety of mature plants/shrubs, access to:

### Garage

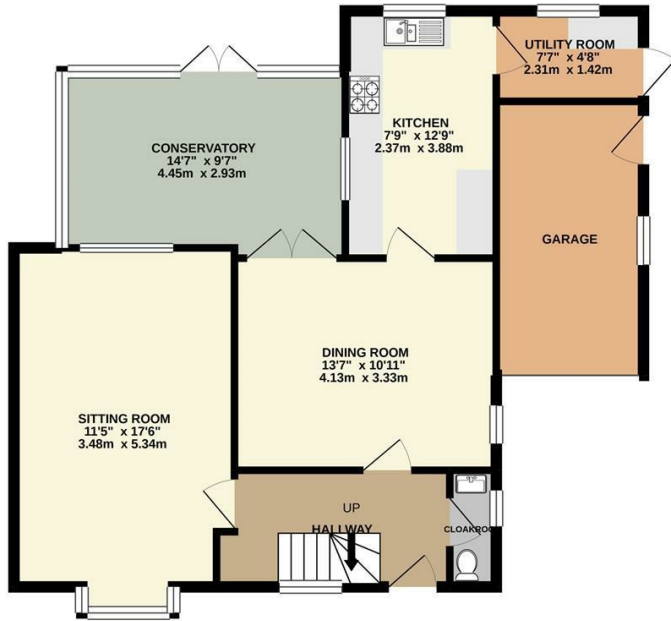
Single garage with up and over style door, window to the side aspect and pedestrian door.

### Outside - Rear

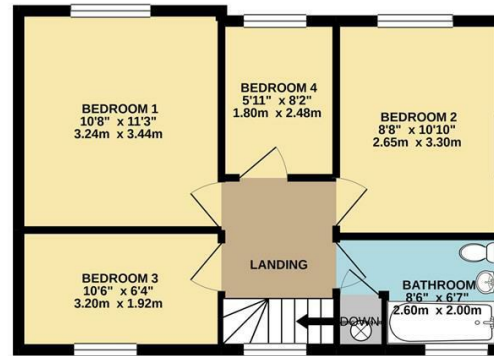
Fully enclosed block paved rear garden, timber built workshop with power and lighting connected, outside tap, outside lighting.



GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.

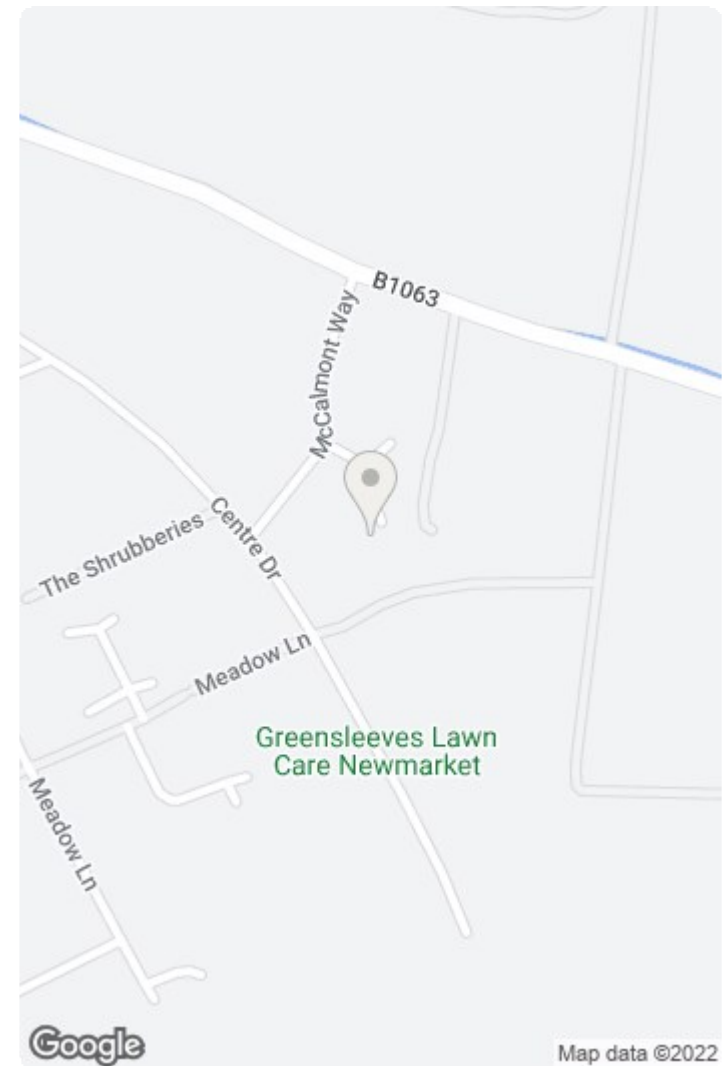


1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		64	83
	EU Directive 2002/91/EC		

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

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