



Pinza Close
Newmarket, Suffolk CB8 7AR
Guide Price £245,000

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Perfectly positioned with a lovely view to front overlooking an open green, an improved modern bungalow set within this popular development and within easy reach of the town centre and A14.

Stylishly presented, this property has been reconfigured to offer a kitchen/breakfast room, sitting room/dining room, conservatory, two double bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden with raised decking area providing ample space for table and chairs.

Fantastic opportunity for a first time buyer or possible investment opportunity.

EPC (C)
Council Tax Band B (West Suffolk Council)

Accommodation Details

Part glazed front door leading through to:

Kitchen/Breakfast Room 15'9" x 10'6" (4.80m x 3.20m)

Re-fitted kitchen with a comprehensive range of eye level and base storage units with working top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, ample room for dining table and chairs, inset sink unit with mixer tap over, tiled splashbacks, tiled flooring, radiator, window to the front aspect, door leading to lounge/dining room, access to:

Inner Hall

With picture window to the lounge/dining room, built in cupboard, access to bedrooms and bathroom.

Sitting/Dining Room 18'10" x 11'9" (5.74m x 3.58m)

With window to the rear aspect, picture window to the conservatory, ample room for dining table and chairs, TV aerial connection point, radiator, glazed door leading through to:

Conservatory 12'6" x 7'1" (3.81m x 2.16m)

With glazing to the rear and side aspects, tiled flooring, radiator, glazed door to the side aspect leading to the rear garden.

Bedroom 1 12'11" x 11'9" (3.94m x 3.58m)

With window to the rear aspect, glazed door to the rear aspect leading to the garden, wood effect flooring, radiator.

Bedroom 2 10'11" x 9'8" (3.33m x 2.95m)

With window to the front aspect, built

in wardrobes, wood effect flooring, radiator.

Bathroom 7'7" x 6'5" (2.31m x 1.96m)

Re-fitted bathroom with suite comprising panel bath with shower over and glass screen, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, heated towel rail, high level windows to the front aspect.

Outside - Front

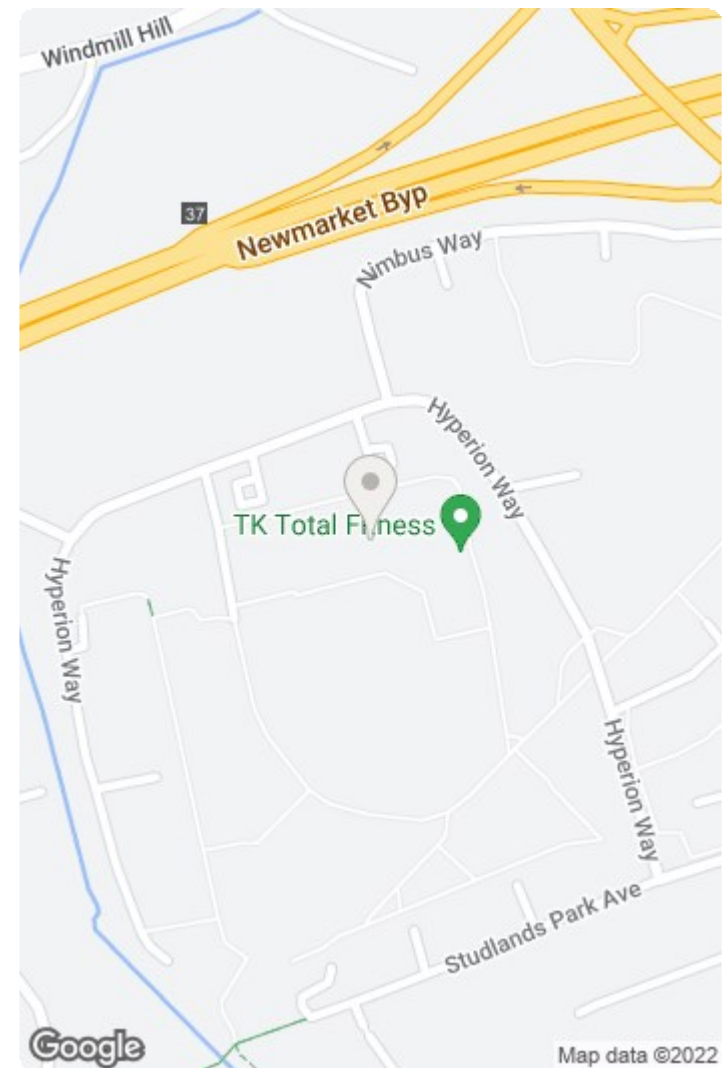
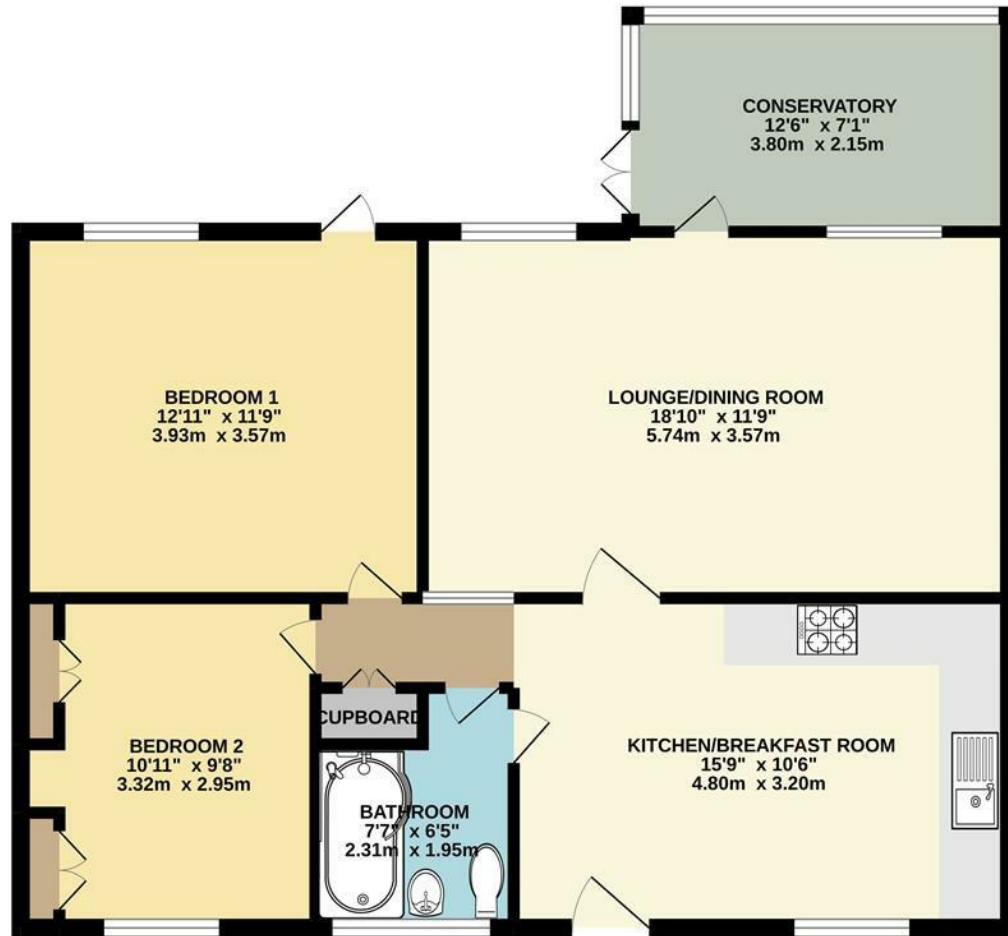
Enclosed front garden bordered to the front by brick wall with gated access, laid to lawn with a variety of mature plants/shrubs, views over looking open green space.

Outside - Rear

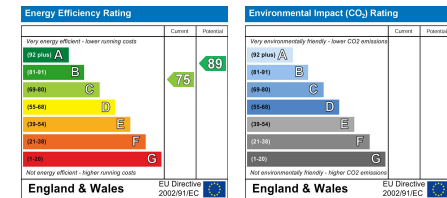
Fully enclosed rear garden predominantly laid to lawn, decked seating/patio area, timber built shed, gated rear access.



GROUND FLOOR



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