



Adastral Close
Newmarket, Suffolk CB8 0PX
Offers in Excess of £425,000

Adastral Close, Newmarket, Suffolk CB8 0PX

A rather special, comprehensively updated and skillfully extended semi-detached family home, pleasantly tucked away in quiet no through road location with a lovely open aspect to front over playing fields.

Presented to a stunning standard, this well proportioned and immaculate home has undergone a rolling programme of improvements by the current owners over the last few years and now comprises spacious, light and bright and well configured rooms throughout.

The stylish accommodation includes an entrance hall, sitting room, office, a quite magnificent 21 ft kitchen/dining/family room, utility room, cloakroom. With four generously proportioned bedrooms including a superb 18 ft master bedroom with en-suite and a family bathroom.

Complete with a beautifully landscaped rear garden with extensive patio area, side access to the front and driveway parking for at least three vehicles.

An outstanding property – viewings are essential to fully appreciate.

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

Accommodation Details

Part glazed front door with glazed panels to the side leading through to:

Entrance Hall

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

Living Room 12'8" x 12'8" (3.86m x 3.86m)

With window to the front aspect, wood effect flooring, TV aerial connection point, radiator.

Kitchen/Dining/Family Room 21'2" x 18'10" (6.45m x 5.74m)

Superb kitchen fitted with a range of eye level and base storage units with contemporary wood effect working top surfaces over, central island with storage under and room for stools, space for range oven with extractor hood over, space for large American style fridge/freezer, integrated dishwasher, ample room for dining table and chairs, inset sink unit with mixer tap over, recessed lighting to the ceiling, wood effect flooring, radiator, three Velux windows to the rear aspect, French style doors leading to the rear garden, access and door leading through to:

Utility Room 10'3" x 7'2" (3.12m x 2.18m)

Fitted with matching eye level and base storage units with working top surface over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wood effect flooring, radiator, extractor, window to the rear aspect, part glazed door leading to the rear garden, access and door leading through to:

Cloakroom 7'2" x 3'2" (2.18m x 0.97m)

Comprising low level WC and corner wash hand basin set in vanity unit, wood effect flooring, radiator, extractor.

Office 11'2" x 7'2" (3.40m x 2.18m)

With window to the front aspect, wood effect flooring, telephone/internet connection, radiator.

First Floor Landing

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

Master Bedroom 18'2" x 10'11" (5.54m x 3.33m)

With window to the front aspect, built in cupboard, TV aerial connection point, radiator, access and door leading through to:

En-Suite

With suite comprising walk in shower enclosure, wash hand basin and low level WC, wood effect tiled flooring, radiator, extractor, window with obscured glass to the rear aspect.

Bedroom 2 12'8" x 12'5" (3.86m x 3.78m)

With window to the front aspect, radiator.

Bedroom 3 12'5" x 9'4" (3.78m x 2.84m)

With window to the rear aspect, radiator.

Bedroom 4 8'9" x 8'0" (2.67m x 2.44m)

With window to the front aspect, radiator.

Bathroom

With suite comprising panel bath with shower over, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, extractor, window with obscured glass to the rear aspect.

Outside - Front

Driveway bordered on both sides by box hedging, views overlooking open green space, door leading through to:

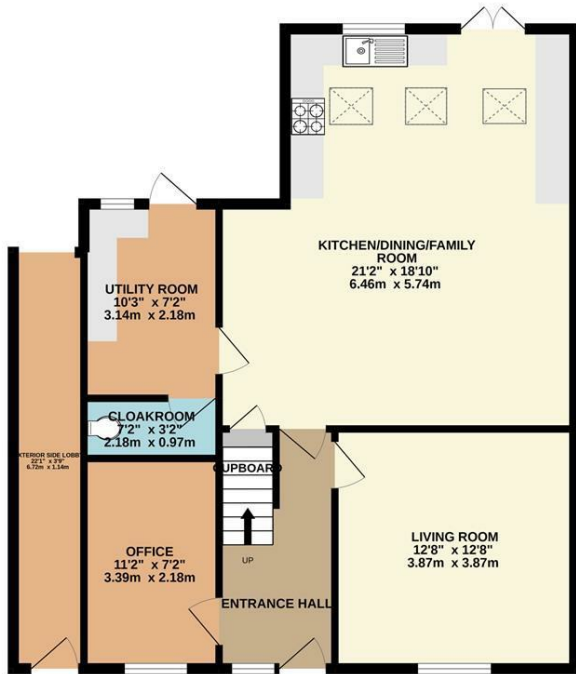
Side Lobby 22'1" x 3'9" (6.73m x 1.14m)

External side lobby with doors to the front and rear aspects.

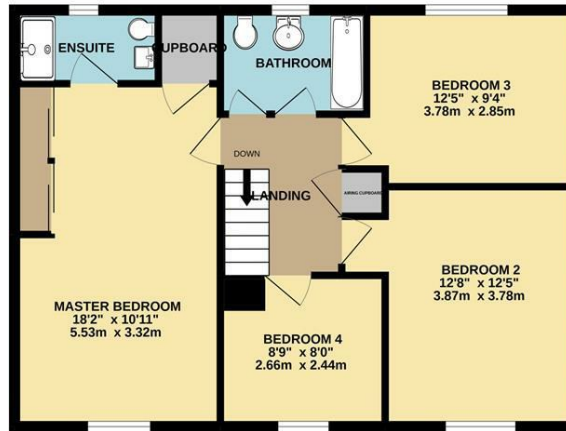
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area bordered by timber retainers and timber picket fencing with steps to the lawn, timber built shed, outside lighting.

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



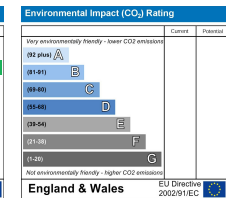
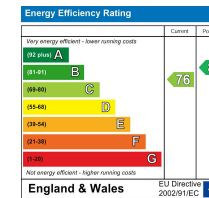
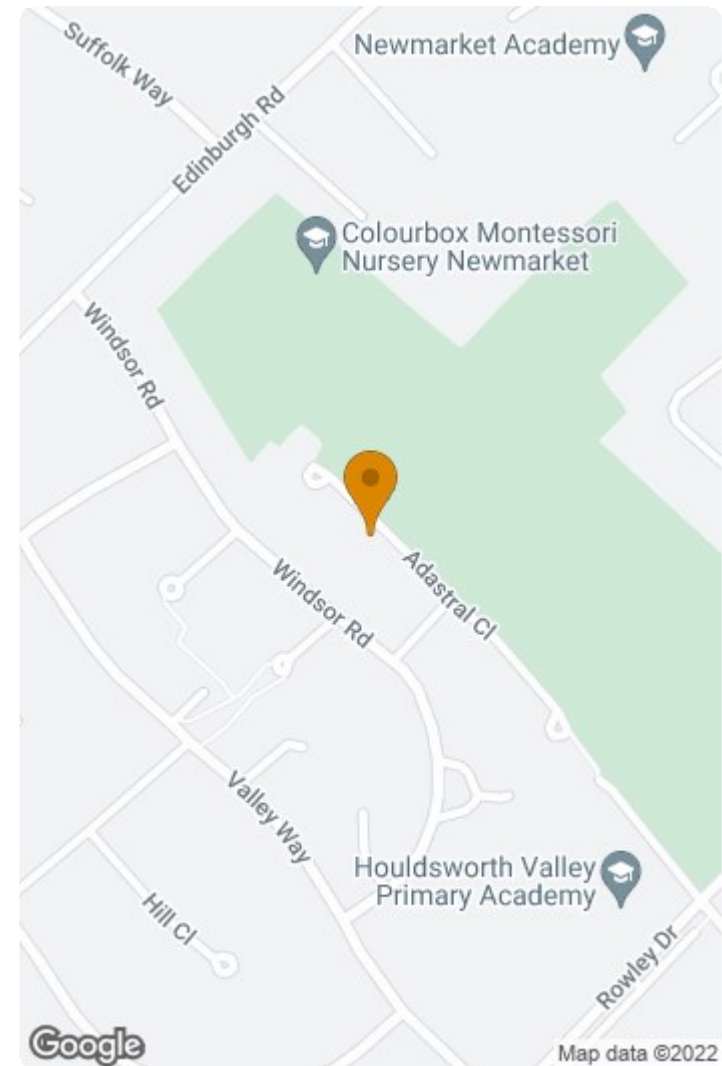
1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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



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.





