



53 Bill Rickaby Drive
Newmarket, Suffolk CB8 0HG
Guide Price £265,000

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A modern semi-detached family home set within this popular development and positioned on the outskirts of the town centre.

Accommodation boasts an entrance porch, sitting room, dining area, kitchen, two good size bedrooms and a family bathroom. The current owner will be replacing the existing kitchen in September.

Externally the property offers a sizeable garden and garage with additional parking at the front.

Viewing is highly recommended.

EPC (D)

Council Tax Band C (West Suffolk)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With window to the side aspect, door leading through to:

Sitting Room 12'3" max x 11'10" (3.73m max x 3.61m)

Dual aspect room with windows to the front and side aspects, staircase rising to the first floor, wood effect flooring, built in cupboard, TV aerial connection point, radiator, access to:

Dining Area 11'3" x 5'5" (3.43m x 1.65m)

With window to the side aspect, wood effect flooring, radiator, opening to:

Kitchen 11'3" x 6'1" (3.43m x 1.85m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space and plumbing

for washing machine, space for fridge/freezer, inset sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, two windows to the rear aspect, part glazed door leading to the rear garden. The current owner plans to replace the existing kitchen in September.

First Floor Landing

With access to loft space, door leading through to:

Bedroom 1 11'10" max x 10'0" (3.61m max x 3.05m)

With window to the front aspect, wood effect flooring, built in cupboard, radiator.

Bedroom 2 6'9" x 11'10" (2.06m x 3.61m)

With window to the rear aspect, wood effect flooring, radiator.

Bathroom

Re-fitted bathroom with suite comprising panel bath with

shower over, wash hand basin set in vanity unit and low level WC with concealed cistern, tiled walls, wood effect flooring, heated towel rail, window to the side aspect.

Outside - Front

Front garden laid to lawn and bordered to one side by mature hedging, driveway to the side leading to:

Garage

Single garage with up and over style door, power and lighting and pedestrian door leading to the rear garden.

Outside - Rear

Fully enclosed rear garden, predominantly laid to lawn with borders containing a variety of plants/shrubs, two paved patio/seating areas, feature area laid to stone, outside lighting, gated side access.



Ground Floor

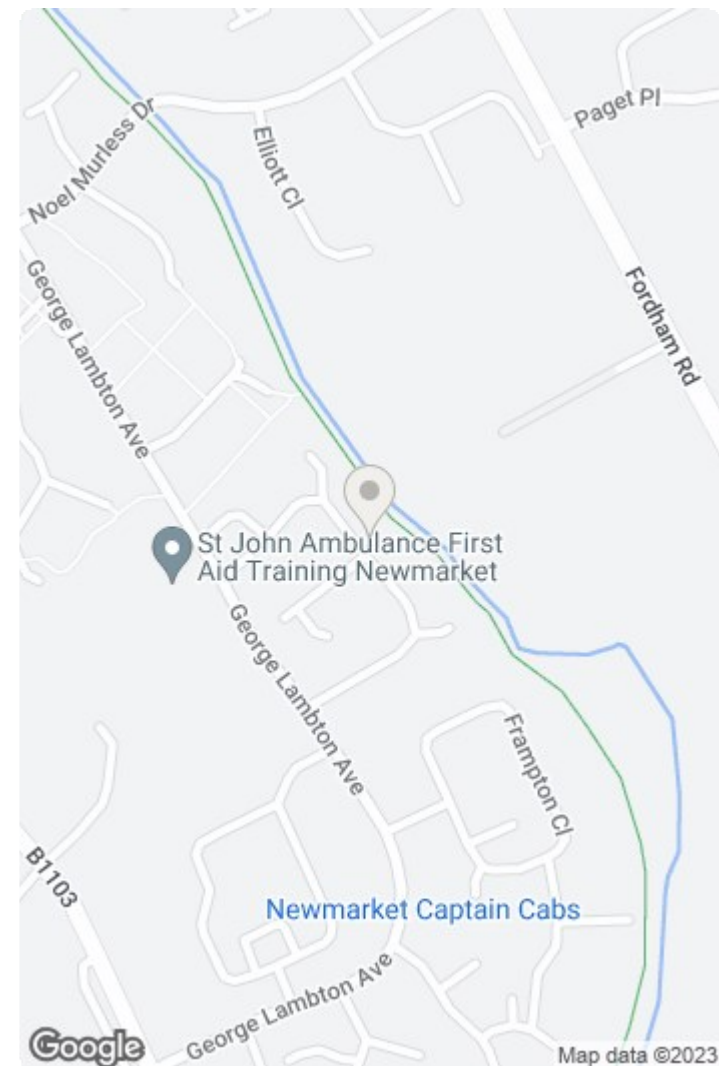
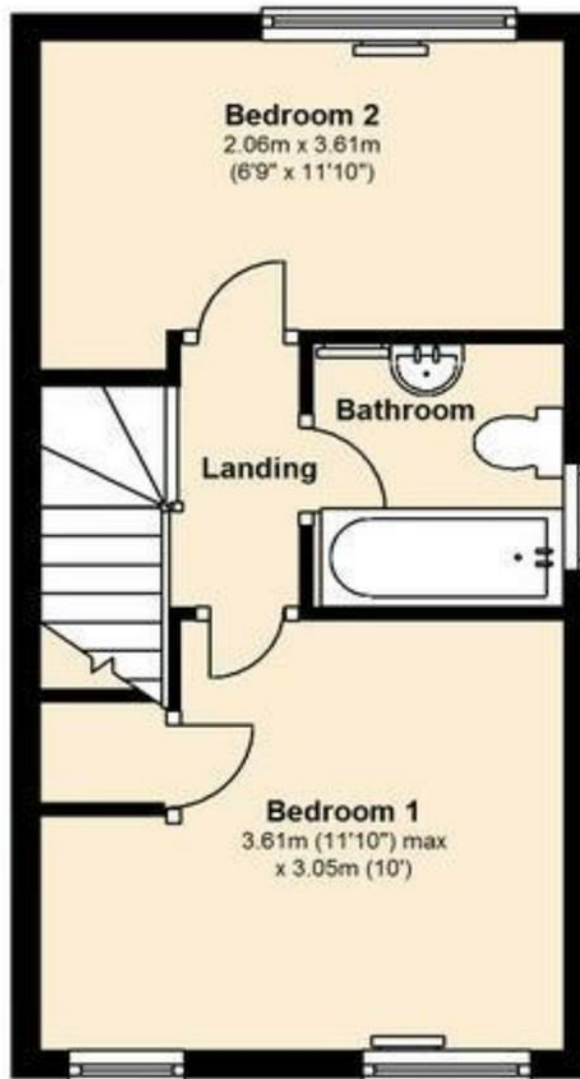
Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

First Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



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	88
	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		

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