



**40 Drinkwater Close**  
**Newmarket, Suffolk CB8 0QN**  
**Guide Price £545,000**

## 40 Drinkwater Close, Newmarket, Suffolk CB8 0QN

A substantial modern family home offering extensive accommodation of around 2300 sq ft and set on the edge of this established and popular development and positioned at the end of a quiet cul-de-sac.

Recently updated and improved by the current owners, this property has been stylishly presented to boast accommodation to include entrance hall, living room, dining room, superb refitted kitchen/breakfast room, utility room, cloakroom, sitting room/snug, FIVE BEDROOMS (Ensuite to master and with featured balcony) and a family bathroom.

Externally the property offers a fully enclosed rear garden offering a good degree of privacy, extensive block paved driveway and a generous size detached garage.

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

### Accommodation Details

#### Entrance Hall

Staircase rising to the first floor, doors and access through to:

#### Sitting Room 20'8" x 16'4" (6.3m x 5m)

With radiator, Bay window to front aspect, window to rear aspect and sliding doors leading to out to the rear garden.

#### Dining Room 18'4" x 10'9" (5.59m x 3.3m)

Under stairs cupboard, radiator, Bay window to front aspect, sliding doors to rear.

#### Snug 15'1" x 11'6" (4.6m x 3.51m)

With a window to side aspect.

#### Kitchen/Breakfast Room 28'6" x 12'5" (8.71m x 3.81m)

Fitted with high gloss eye level and base storage units with working top surfaces over, inset sink with drainer and mixer tap over, integrated appliances to include fridge/freezer, dishwasher, cooker and hob, under counter lighting, sky light, windows to front and rear aspects, sliding doors leading to the rear garden.

#### Utility Room 12'9" x 11'6" (3.91m x 3.51m)

Currently being used as a Hair salon, door and window to front aspect.

#### Cloakroom

Comprising low level wc and hand wash basin.

#### First Floor Landing

With windows to rear aspect, airing cupboard and further fitted cupboard.

#### Bedroom 1 18'4" x 16'0" (5.59m x 4.9m)

Built in wardrobes, radiator, windows to front and side aspects, sliding doors leading out onto balcony.

#### Ensuite 8'5" x 5'10" (2.59m x 1.8m)

Comprising shower cubicle, wash hand basin, wc, heated towel rail, window to front aspect.

#### Bedroom 2 17'5" x 11'1" (5.31m x 3.4m)

Fitted wardrobe, oak flooring, radiator, windows to rear and side aspects.

#### Bedroom 3 11'1" x 8'2" (3.4m x 2.49m)

With window to front aspect, radiator.

#### Bedroom 4 9'10" x 8'5" (3m x 2.59m)

With window to front aspect, radiator.

#### Bedroom 5 11'1" x 8'5" (3.4m x 2.59m)

With window to rear aspect, radiator.

#### Bathroom 8'5" x 6'3" (2.59m x 1.91m)

Suite comprising bath with shower over, wash hand basin and wc, heated towel rail, window to front aspect.

#### Shower Room

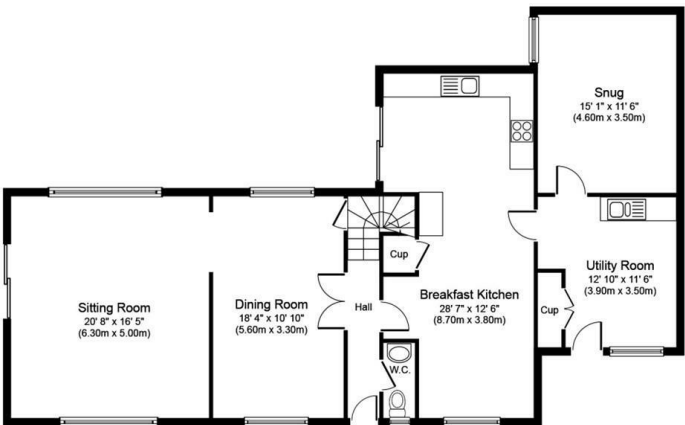
Comprising shower cubicle, wash hand basin and wc.

#### Outside - Front

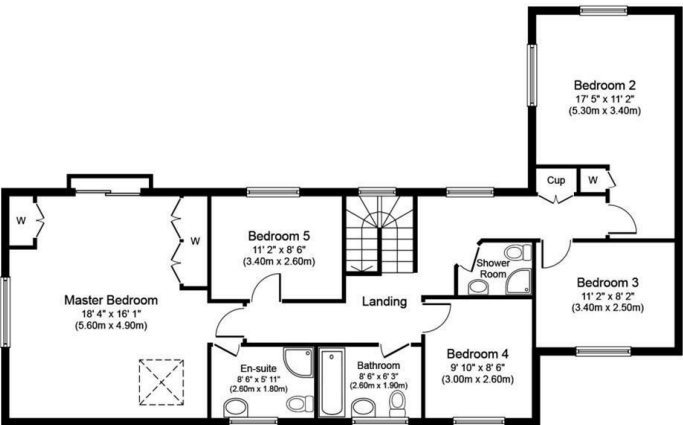
Paved driveway which offers parking for several vehicles and leads to the detached garage.

#### Outside - Rear

The garden has been landscaped to a high standard, patio with uplighters, lawned area, raised beds and planted shrubs.

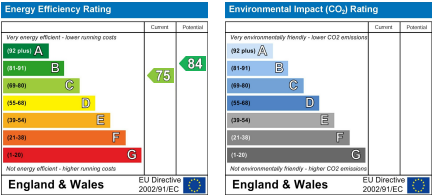


**Ground Floor**  
**Approximate Floor Area**  
**1,249 sq. ft.**  
**(116.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,119 sq. ft.**  
**(104.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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