



**17 Drinkwater Close
Newmarket, Suffolk CB8 0QN
Guide Price £350,000**

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17 Drinkwater Close, Newmarket, Suffolk CB8 0QN

This extended, semi-detached family home is well located at the end of a cul de sac close to the centre of town.

Offering excellent living accommodation with kitchen, open plan living/dining/sun room, study, playroom/bedroom 4 with ensuite shower room to the ground floor and 3 bedrooms and family bath/shower room to the first floor.

Externally offering ample driveway parking and enclosed garden to the rear.

Council Tax: C
EPC: D

Accommodation Details

Entrance Hall

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

Living Room

17'10" x 11'10"

With engineered wood flooring, feature fireplace to the side with exposed beam mantle and tiled hearth, opening leading through to:

Dining Room

11'1" x 9'8"

With engineered wood flooring, double glazed windows to the rear and side aspects, French style doors leading to the rear garden, door leading through to:

Study

9'8" x 4'5"

With tiled flooring, door leading to rear garden.

Kitchen

11'6" x 6'9"

Fitted with a range of eye level and base storage units with working top surfaces over, inset stainless steel sink unit with mixer tap over, tiled splashbacks, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, linoleum flooring, double glazed window to the front aspect.

Bedroom 4/Playroom

16'9" x 7'4"

With understairs cupboard, double glazed window to the front aspect.

Shower Room

Comprising low level WC, pedestal hand wash basin and quadrant shower, storage cupboard, chrome heated towel rail, part tiled walls, wood effect flooring.

FIRST FLOOR

Landing

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

Bedroom 1

12'0" x 10'0"

With double glazed window to the rear aspect.

Bedroom 2

15'1" x 7'8"

With double glazed window to the rear aspect.

Bedroom 3

8'5" x 7'4"

With double glazed window to the front aspect, built-in storage cupboard.

Bathroom

Suite comprising panel sided bath with plumbed shower over and glass screen, low level WC, pedestal wash hand basin, part tiled walls, linoleum flooring, chrome heated towel rail, double glazed window to the front aspect.

Outside - Front

Large gravel drive with brick paved edging providing ample off road parking, remainder laid to lawn enclosed with dwarf hedging, gated access to the rear garden.

Outside - Rear

Fully enclosed rear garden laid to lawn with a variety of plants/shrubs, two paved patio areas, timber built shed.

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

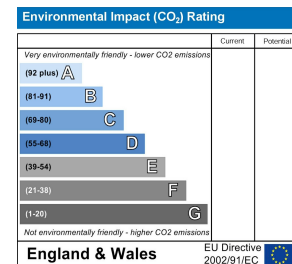
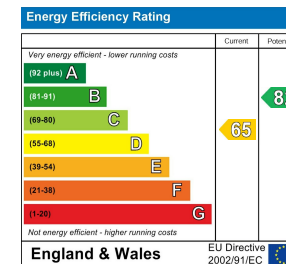
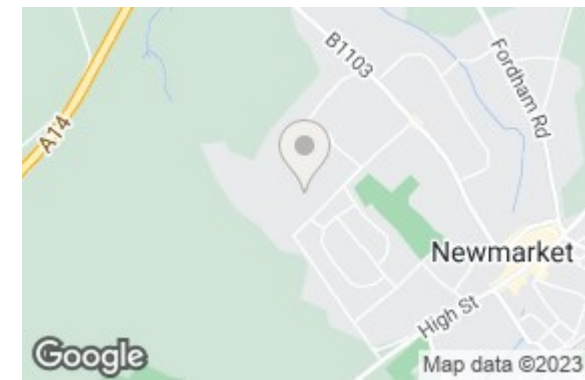


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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