



**Highclere Close**  
**Newmarket, CB8 7RR**  
**Asking Price £265,000**

**MA**  
Morris Armitage

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## Highclere Close, Newmarket, CB8 7RR

This very well presented, 3 bedroom mid terrace home is set on the edge of this popular development, just a short distance from the town centre.

Offering entrance hall, WC, refitted kitchen, open plan living space and a superb conservatory with bi-fold doors leading to the garden. To the first floor there are 3 bedrooms and a family bathroom.

Externally, the South facing enclosed rear garden benefits from a generous outbuilding and parking to the side.

EPC (C)

Council Tax Band (B) West Suffolk

### Entrance Hall

Composite entrance door into hall, radiator, storage cupboard, further downstairs storage.

### Cloakroom

With low level WC, pedestal hand basin, tiled splash backs, radiator.

### Kitchen

10'0" x 12'0"

Re-fitted with a range of wall and base mounted units and work surfaces, tiled splash backs, stainless steel inset drainer with flexi hose tap, integrated fridge and freezer, inset Induction hob with stainless steel hood over, integrated eye level oven and microwave, pull out larder, two corner carousels, integrated washing machine and dishwasher, cupboard housing wall mounted gas fired boiler, radiator, window to front aspect.

### Living Room

15'1" x 16'4" max

With enclosed stairs to first floor, radiator, French doors leading to:

### Sun Room

14'2" x 10'2"

With roof light, recessed lighting and Bi-Fold doors leading to the garden.

### FIRST FLOOR

#### Landing

With loft access, built in storage.

#### Bedroom 1

10'0" x 12'0"

With window to front aspect, radiator, TV point and double wardrobe.

#### Bedroom 2

6'11" x 12'0"

With window to rear aspect, radiator.

#### Bedroom 3

6'0"/9'1" x 8'11"

With window to front aspect, radiator, built in cupboard.

### Bathroom

With suite comprising low level WC, pedestal wash basin, panelled bath with shower over, tiled splash backs, heated towel rail, shaver point, extractor.

### Outside

The front garden is laid to lawn enclosed with picket fencing and with a pathway to the front door and an outside tap.

To the rear, the garden is laid mainly to lawn with seating area, gated rear access and an outbuilding measuring 10'7" x 11'9" with window to side aspect and French doors to the front.

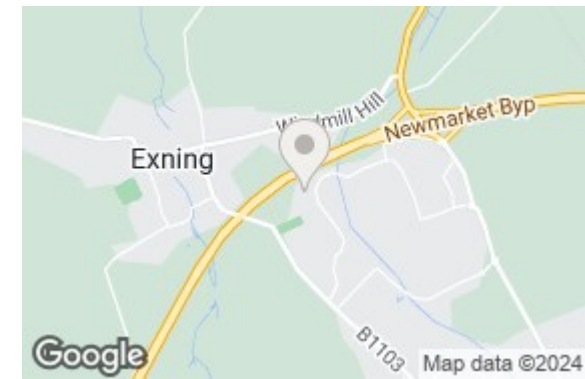
Tandem parking space to the side of the property.



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

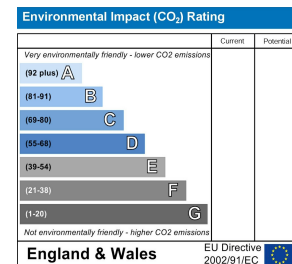
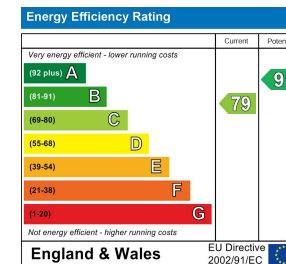


1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

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