



**Coopers Close**  
**Newmarket, Stetchworth, CB8 9TT**  
**Guide Price £305,000**

## Coopers Close, Newmarket, CB8 9TT

A rare opportunity to purchase this 2 bedroom, semi detached bungalow set in the ever desirable village of Stetchworth and offering superb scope for updating and extension (Subject to the usual planning consents).

Set in a quiet cul-de-sac and backing on to open fields, the bungalow offers superb scope for updating and extension (Subject to the usual planning consents).

The property benefits from entrance hall, sitting room, kitchen, bathroom and two double bedrooms. Externally, a generous plot with detached garage and parking.

### Entrance Hall

With with uPVC entrance door, electric storage heater.

### Sitting Room 14'5" x 11'5" (4.4 x 3.5)

With open fire with tiled surround, electric storage heater, uPVC window to front aspect.

### Kitchen 10'2" x 7'6" (3.1 x 2.3)

With inset stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, space for cooker, AGA (not in working order), pantry cupboard,

uPVC window to rear aspect, opening leading to:

### Rear Lobby

With storage and uPVC door to rear aspect.

### Bedroom 1 12'1" x 9'2" (3.7 x 2.8)

With uPVC window to front aspect, electric storage heater, built in cupboard.

### Bedroom 2 11'5" x 9'6" (3.5 x 2.9)

With uPVC windows to rear and side aspects, electric storage heater.

### Bathroom

With paneled bath, low level WC, pedestal hand wash basin, airing cupboard, uPVC window to rear aspect, electric storage heater.

### OUTSIDE

The property is approached via a driveway leading to the garage (driveway shared with neighbouring property) and footpath to front door.

Front garden laid to lawn with mature shrub and hedge borders.

To the rear the property benefits from a garden of circa 70ft in length, with shrub and hedge borders, shed and garage with power and light.

### PROPERTY INFORMATION

EPC - (E)

Tenure - Freehold

Council Tax Band - (C) East

Cambridgeshire

Property Type - Semi Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Footage - 700

Parking – detached garage, off street parking

Electric Supply - Mains Supply

Water Supply – Mains Supply

Sewerage - Mains

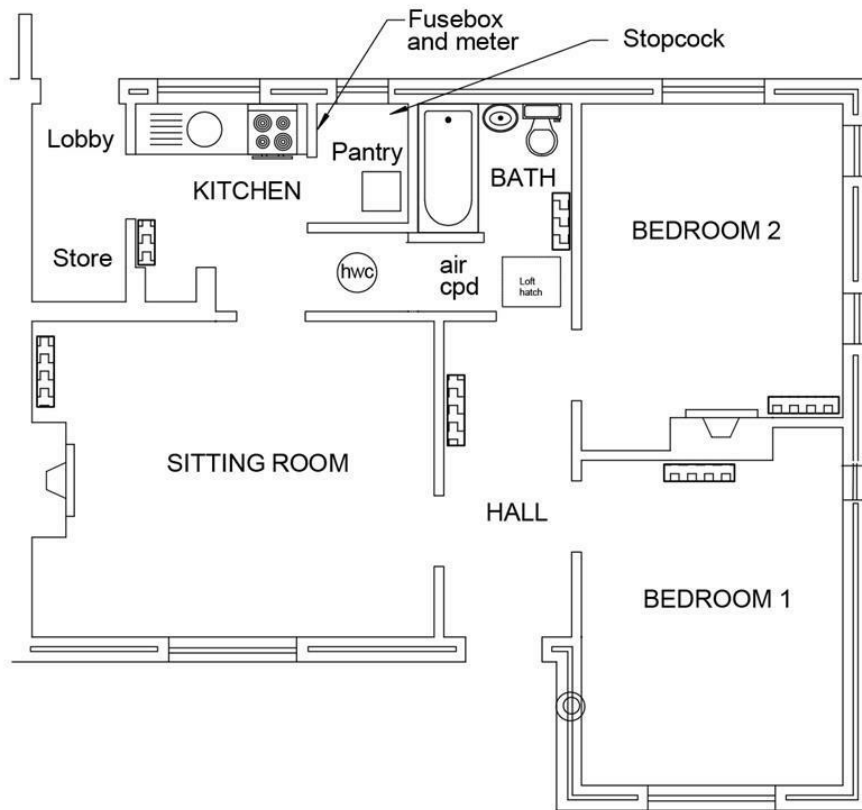
Heating sources - Electric Storage Heating

Broadband Connected - Yes

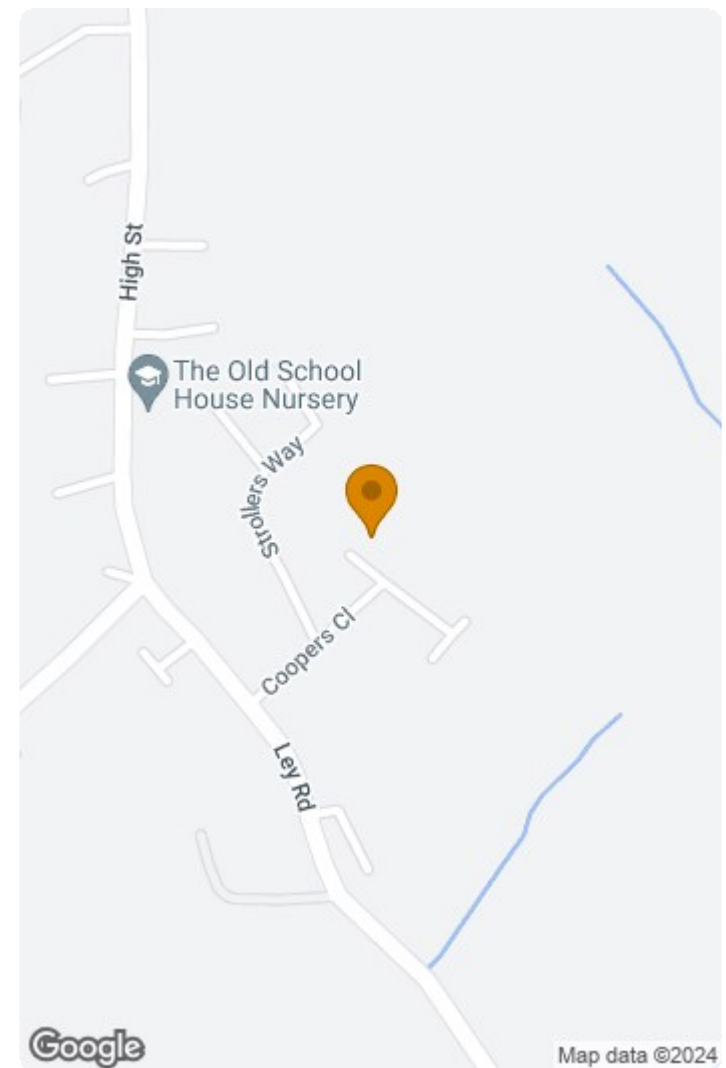
Broadband Type – Ultrafast Available Max download 1000 Mbps Max upload 220 Mbps

Mobile Signal/Coverage – Outdoor Coverage Good

Rights of Way, Easements, Covenants – Neighbouring property has joint access over the driveway to access their garage



FLOOR PLAN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	29-38	F	61-70
G	1-28	G	71-80

Legend: Very energy efficient - lower running costs; Very environmentally friendly - lower CO<sub>2</sub> emissions; Not energy efficient - higher running costs; Not environmentally friendly - higher CO<sub>2</sub> emissions.

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