



**Armstrong Close**  
**Newmarket, CB8 8HD**  
**Guide Price £330,000**



## Armstrong Close, Newmarket, CB8 8HD

A superb modern home set within this highly regarded and sought after residential area and positioned in close proximity of the town, all local amenities and the railway station.

Well presented throughout, this property has been extended to offer versatile and comfortable accommodation over three floors. Boasting a study, kitchen/dining room, cloakroom, sitting room, three good size bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Complete with a delightful well stocked and fully enclosed rear garden.



### Entrance Hall

With radiator, staircase rising to the first floor with storage cupboard under and door through to the:

### Kitchen/Diner 15'11" x 9'7" (4.86 x 2.94)

Fitted with a range of both eye and base level storage units and working surfaces over, 1½ sink unit and drainer with mixer tap, tiled splashback areas, electric double oven and hob with extractor hood over, space and plumbing for dishwasher, tiled flooring, radiator, window to rear and pair of French doors leading to garden.

### Study 14'8" x 8'11" (4.49 x 2.73)

With radiator and window to the front aspect.

### WC

Low level WC, wash basin and window to the front aspect.

### First Floor Landing

With stairs to second floor.

### Sitting Room 15'11" x 11'8" (4.87 x 3.58)

Spacious sitting room with electric fireplace, TV connection point,

radiators and window to the front aspect.

### Bedroom 4.86 x 2.94

Double bedroom with built in wardrobes, radiator and window to the rear aspect.

### Bathroom

Three piece with concealed WC, wash basin, panelled bath, wall mounted LED mirror, tiled walls and heated towel rail.

### 2nd Floor Landing

With access to roof space and storage cupboard.

### Bedroom 15'11" x 7'11" (4.86 x 2.43)

Double bedroom with radiator and 2 Velux windows to rear aspect.

### Bedroom 15'5" x 10'1" (4.72 x 3.09)

Double bedroom with radiator and window to the front aspect.

### Outside - Front

Shared brick paved driveway providing off-road parking for 2 vehicles.

### Outside - Rear

Enclosed rear garden with patio area

and steps up to the lawn area accompanied by a variety of mature shrubs and flowers, Timber built garden shed.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Mid Terraced

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 117 SQM

Parking - Off-Road Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - yes

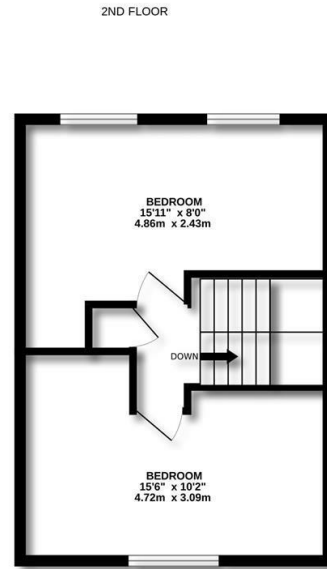
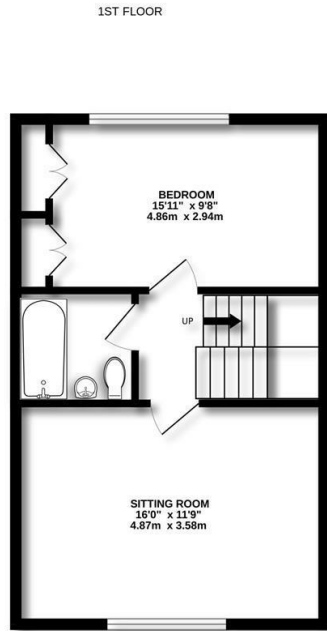
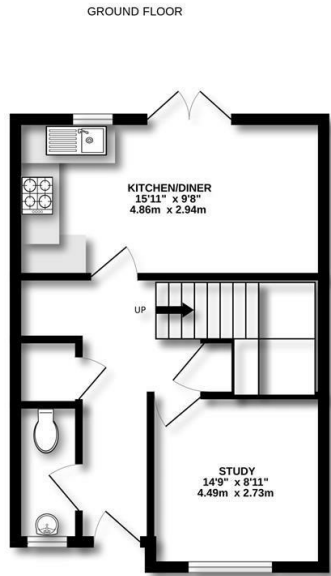
Broadband Type - Ultrafast available, Max 1000Mbps download, 50Mbps upload

Mobile Signal/Coverage - Good

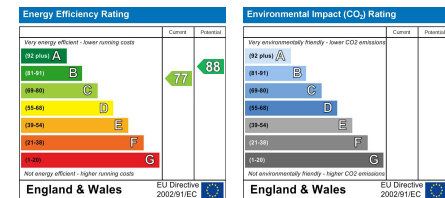
Rights of Way, Easements, Covenants

- None that the vendor is aware of.





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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