



**Tithe Close**  
**Newmarket, CB8 8RS**  
**Guide Price £550,000**



## **Tithe Close, Newmarket, CB8 8RS**

A superb family home standing at the end of a quiet cul-de-sac and enjoying lovely established gardens.

Rather deceptive and offering generous size rooms throughout, this property offers accommodation to include entrance hall, kitchen, sitting room, study, conservatory, four bedrooms (en-suite to master) and a family bathroom. Benefitting from air source heat pump and solar panels.

Externally the property offers extensive gardens, garaging and a beautiful rear garden.

Council Tax E (West Suffolk)  
EPC C

### **Accommodation Details:**

Fully glazed front entrance door leading through to the:

#### **Entrance Hall**

With staircase rising to the first floor and door through to the:

#### **Kitchen 17'0" x 9'7" (5.20 x 2.94)**

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, range cooker with extractor hood above, space for fridge/freezer, dishwasher and washing machine. Tiled flooring, radiator, window and external doors to the front and rear aspect.

#### **Dining Room 9'10" x 8'4" (3.02 x 2.56)**

With radiator and window to the rear aspect.

#### **Sitting Room 16'9" x 11'10" (5.11 x 3.61)**

Good sized sitting room with TV connection point, radiator and double doors through to the:

#### **Conservatory 12'1" x 11'9" (3.69 x 3.60)**

Laid wooden style flooring, surrounding windows and French doors out to the rear garden.

#### **Study 8'10" x 8'10" (2.71 x 2.70)**

With radiator and window to the rear aspect.

#### **WC**

Low level WC and wash basin.

#### **First Floor Landing**

Airing cupboard and doors through to the bedrooms and bathroom.

#### **Bedroom 1 13'6" x 11'9" (4.14 x 3.60)**

Double bedroom with radiator, window to the front aspect and door leading through to the:

#### **Ensuite**

With low level WC, pedestal wash basin and enclosed shower cubicle.

#### **Bedroom 2 9'10" x 9'6" (3.02 x 2.92)**

Double bedroom with radiator and window to the rear aspect.

#### **Bedroom 3 9'10" x 8'4" (3.02 x 2.56)**

With radiator and window to the rear aspect.

#### **Bedroom 4 9'6" x 8'0" (2.92 x 2.46)**

With radiator and window to the front aspect.

#### **Bathroom**

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower, part tiled walls and obscured window to the front aspect.

#### **Outside - Rear**

Extremely well presented rear garden, well stock by a variety of mature shrubs and trees, offers a extensive paved patio area with steps leading up to the prestige lawn area and timber built garden shed.

#### **Outside - Front**

Bloc paved driveway creating ample parking.

#### **Double Garage 18'5" x 16'10" (5.62 x 5.14)**

Double garage with up and over doors, power and lighting and door leading through to the hallway.

#### **PROPERTY INFORMATION:**

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 122 SQM

Parking – Parking & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

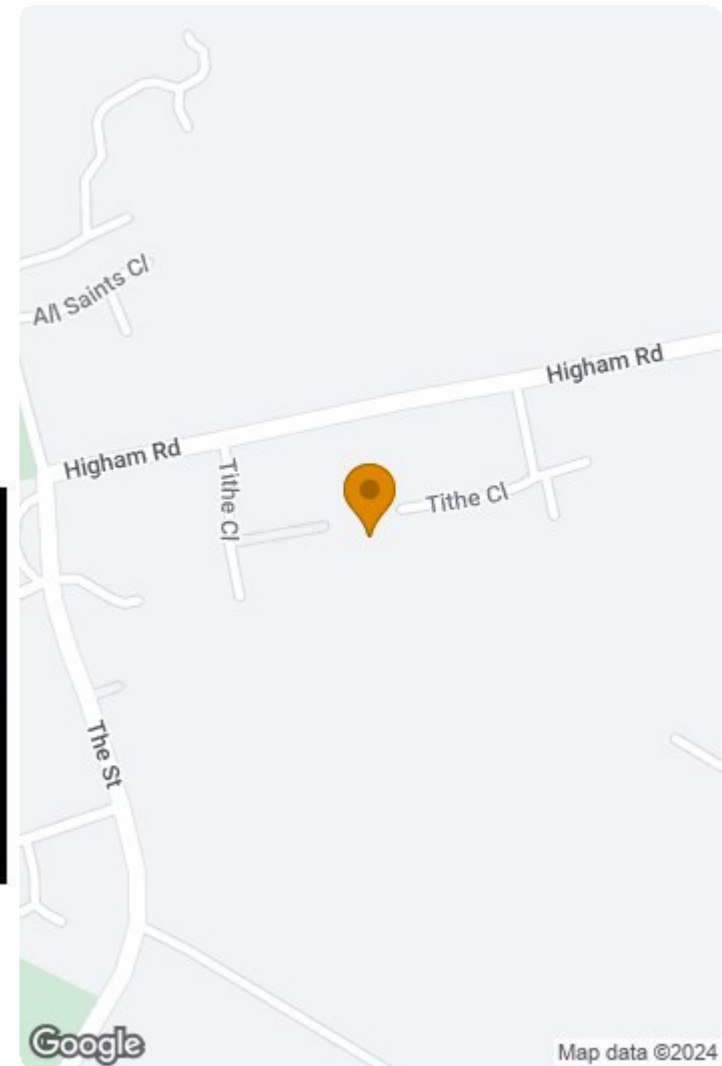
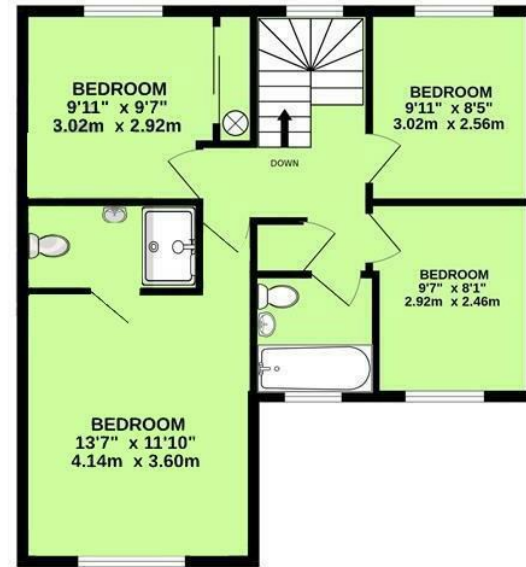
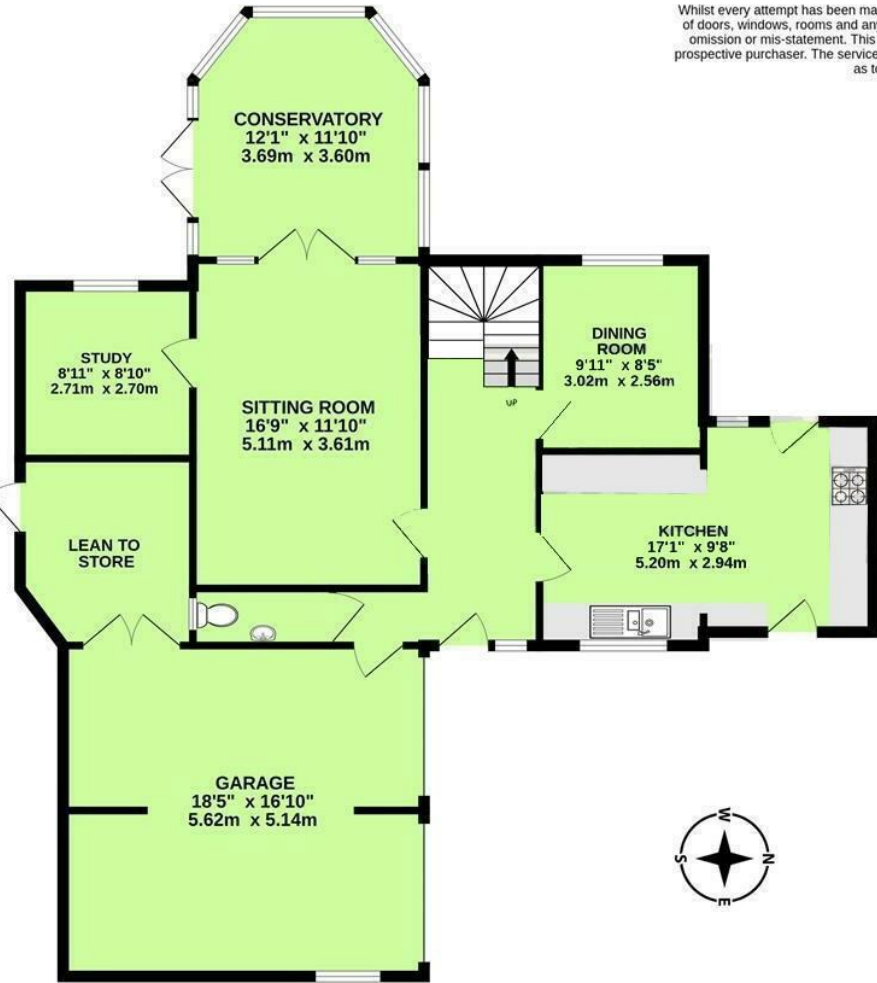
Mobile Signal/Coverage – Likely

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR

1ST FLOOR

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	81		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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