

pocock & shaw

Residential sales, lettings & management



36 Malt Close,  
Newmarket, Suffolk ,CB8 8GP

A modern two bedroom house set within a popular cul de sac location and benefiting from a conservatory, enclosed rear garden, garage and drive.

This chain free property is an ideal first time or investment purchase.  
EPC: C

Guide Price: £275,000



Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of uPVC double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

## Ground Floor

### Entrance Hall

With an entrance door, radiator, wood laminate flooring.

### Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

### Kitchen 2.56m (8'5") max x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to the front, tiled flooring.

### Sitting Room 3.76m (12'4") x 3.58m (11'9")

Double radiator, telephone point, TV point, central heating thermostat, stairs to the 1<sup>st</sup> floor and large double door to:

**Conservatory** 3.26m (10'8") x 3.00m (9'10")  
With privacy screens either side with high level windows, double doors to the garden.

## First Floor

### Landing

**Bedroom 1** 3.60m (11'10") x 3.50m (11'6") max  
With a window to the rear, radiator, telephone point, TV point, range of built in wardrobes.

**Bedroom 2** 3.70m (12'2") x 1.73m (5'8")  
With a window to the front, radiator, access to loft space.

### Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass screen, vanity wash hand basin with tiled surround and shaver point, low-level WC, extractor fan, window to the front, heated towel rail, airing cupboard with gas fired combination boiler.

### Outside

The property is set behind a front garden laid with slate and path to the front door.

Single garage to the left of the property with an up and over door, light and power and personal door to the rear. One off road parking space in front of the garage.

The rear garden is enclosed and is laid to lawn with a pleasant timber deck to the rear, path to the side and leading behind the garden of 38 malt close giving exclusive access to the rear of the garage.



### Services

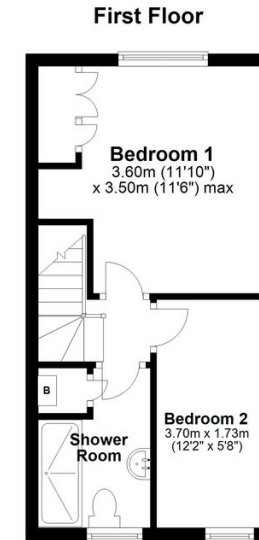
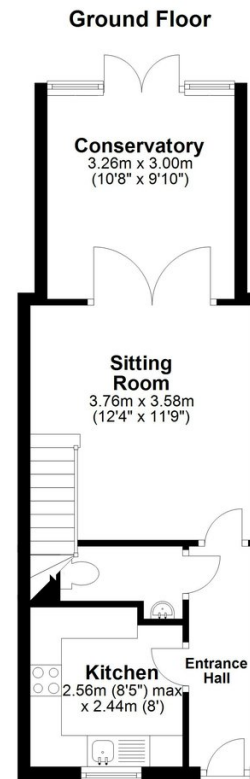
Mains water, gas, drainage and electricity are connected.

### Tenure

The property is freehold.

**Council Tax Band:** B West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested