



Rosebery Way, Newmarket, Suffolk

Pocock + Shaw

5 Rosebery Way  
Newmarket  
Suffolk  
CB8 0DA

An extended two bedroom semi detached bungalow situated in an established residential just to the north of the town centre and close to a range of shopping and leisure facilities.

No onward chain.  
EPC: TBC

Guide Price £270,000



Newmarket 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 region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Hall

Radiator, uPVC entrance door. Access to a large loft space approached via a retractable ladder. The loft space houses the gas fired combination boiler.

**Sitting/Dining Room** 6.77m (22'3") x 3.72m (12'2")

Fireplace with a coal effect gas fire, three double radiators, four wall light points, sliding doors to the sun room, arch way to the kitchen.

### Sun Room

A lean to room with perspex windows to the side and rear, door to the side and garden.

**Kitchen** 5.09m (16'8") x 2.28m (7'6") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to the side aspect, airing cupboard with small radiator, second pantry cupboard, slim line cupboard, radiator, door to Sun room.

**Bedroom 1** 4.68m (15'4") max x 3.34m (10'11")

With a upvc double glazed window to the front, two radiators, built in double wardrobes with sliding doors.

**Bedroom 2** 2.86m (9'5") x 2.62m (8'7")

With a upvc double glazed window to the front, radiator.

### Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment and mixer tap, pedestal wash hand basin and low-level WC, tiled surround, electric fan heater, uPVC double glazed window to side, radiator.

### Outside

The property is set behind a front garden laid to lawn with driveway to one side providing off road parking and access to a single garage (5.2m x 2.7m) with light and up and over door. Rear enclosed garden laid to lawn, garden shed.

### Tenure

The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band:** C Forest Heath District Council.

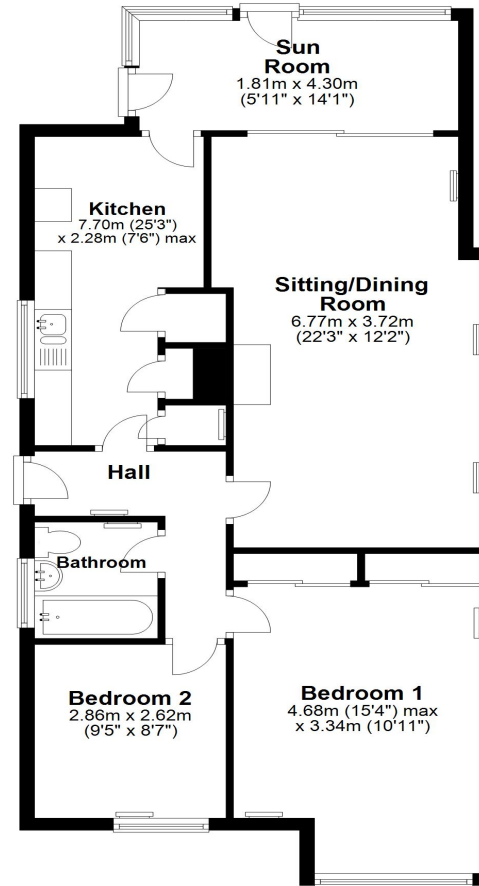
The property is not in a conservation area and has a low flood risk.

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





**Ground Floor**  
Approx. 79.2 sq. metres (852.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.1 sq. feet)

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

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