



“May Cottage”, Doris Street, Newmarket, Suffolk

Pocock + Shaw

“May Cottage”
7 Doris Street
Newmarket
Suffolk, CB8 0LD

Nestled in the heart of Newmarket, this charming two bedroom cottage has been lovingly restored, boasting a blend of timeless elegance and modern convenience complimented by elegant period details and a stunning interior design. Its fashionable location ensures a peaceful yet convenient lifestyle, ideal for those appreciating architectural beauty and a welcoming community, this home is a true gem.

Guide Price £325,000



Newmarket, celebrated as the British Headquarters of horse racing, boasts a diverse array of local shops and amenities. Highlights include the National Horse Racing Museum, a bi-weekly open-air market, various hotels, restaurants, cafes and contemporary leisure facilities. The town benefits from a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. Additionally, an excellent road network connects Newmarket to key regional hubs, including the University City of Cambridge and the historic market town of Bury St Edmunds, both located around 13 miles away.

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

Ground Floor

Entrance porch with glazed front door.

Entrance Hall

With a stain glass entrance door, attractive tiled floor, period style radiator, staircase to the first floor.

Sitting Room 3.94m (12'11") into bay x 3.46m (11'4")
With a Bay window to the front, period style fireplace with a cast iron open fire and timber surround, tile hearth, low level alcove built in cupboard, meter cupboard, picture rails, wood effect luxury vinyl tile floor (LVT), period style radiator, large opening too:

Dining Room 3.46m (11'4") x 3.35m (11')
With a window to the rear, period style fireplace with a cast iron open fire and timber surround, tile hearth, period style radiator, picture rails, under stair storage cupboard, wood LVT flooring,, wall mounted nest heating control and glazed door to:-

Stylish Fitted Kitchen 4.09m (13'5") x 2.60m (8'6")
Fitted with a matching range of base and eye level units with white solid surface acrylic worktops and upstands, stainless steel sink with mixer tap, integrated fridge and dishwasher, fitted electric oven, built-in four ring induction hob with extractor hood over, window to the side, period style radiator, recessed ceiling spotlights, wood LVT flooring, part glazed door to the garden and door too:-

Utility Room/Cloakroom 2.60m (8'6") x 2.08m (6'10")
Fitted with a matching range of base and eye level units with white solid surface acrylic worktops worktop space over, stainless steel sink with mixer tap, extractor fan, plumbing for washing machine, space for a freezer and tumble dryer, Low level WC, window to the side & rear, period style radiator, wall mounted combination gas fired boiler with cupboard over, wood LVT flooring, recessed ceiling spotlights.

First Floor

Landing

Picture rail, access to loft space with glass trap door offering additional natural light.

Bedroom 1 4.45m (14'7") x 3.32m (10'11")
With two windows to the front, period style fireplace with cast iron grate and timber surround, period style, radiator, picture rail, built in storage cupboard/wardrobe.

Bedroom 2 4.14m (13'7") x 2.71m (8'11")
With a window to the side, period style radiator, picture rail.

Luxury Bathroom

Fitted with a four piece suite comprising of a roll top bath, statement central handbasin with mixer tap and cupboard unit under, shaver socket, large shower enclosure with glazed screen, low-level WC, extractor fan, window to rear, period style radiator, recessed ceiling spotlights and wood LVT floor.

Outside

The house is set behind a front garden with tiled path to the front door, low retaining wall with wrought iron fence and gate, shingle area to one side, outside light.

The rear courtyard garden is enclosed with a brick wall and is laid with paving slabs, wall mounted solar panel lighting, timber garden gate and external power socket.

Tenure

The property is freehold.



Services

Mains water, gas, drainage and electricity are connected.

The property is in Newmarket conservation area. The property is in a no flood risk area. Parking is provided on the local highway.

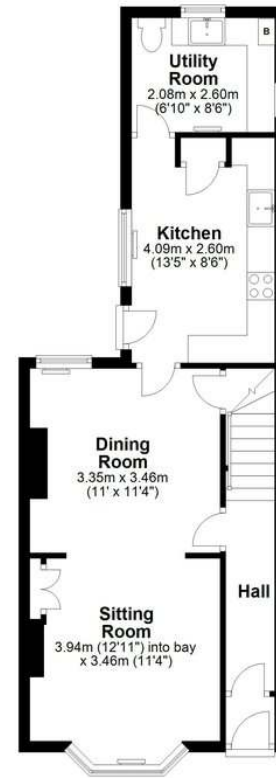
Broadband

Basic 18 Mbps
Superfast 77 Mbps
Ultrafast 1000 Mbps

Council Tax Band: C West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS

Ground Floor
Approx. 47.0 sq. metres (505.4 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 88.6 sq. metres (953.4 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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