



Duchess Drive, Newmarket, Suffolk

Pocock + Shaw

**21a Duchess Drive
Newmarket
Suffolk
CB8 8AG**

Pocock + Shaw are delighted to bring to the market this charming four bedroom family home in Newmarket. Nestled in the sought-after area of Duchess Drive, this beautiful four-bedroom property offers the perfect blend of comfort, space, and style.

Guide Price £675,000



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The property benefits from off-street parking for up to four vehicles, a rare find in this desirable area. The gardens are beautifully landscaped, offering a peaceful outdoor retreat and plenty of space for gardening enthusiasts.

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 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.

Tenure - Freehold

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area and is not at risk of flooding.

Council Tax Band: E - East Cambridgeshire District Council

Broadband

Basic - 15 Mbps

Superfast - 80 Mbps

Ultrafast - 1000 Mbps

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



Duchess Drive
Approx. 187.2 sq. metres (2015.2 sq. feet)



Total area: approx. 187.2 sq. metres (2015.2 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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