



44 King Edward VII Road, Newmarket, Suffolk

Pocock + Shaw

44 King Edward VII Road
Newmarket
Suffolk
CB8 0EU

A 4 bedroom semi-detached house standing in a large plot of approximately 0.13 acre in an established residential area backing onto the rugby grounds and playing fields. The house is well presented and benefits from a double aspect living room and separate dining room and a modern fitted kitchen. Features include a superb large block paved driveway and an exceptional large garden.

Guide Price £375,000



Location 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, an 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.

Entrance hall with stairs leading to the first floor, under stair cupboard, tiled flooring.

Living Room 16'6" x 10'11" (5.03 m x 3.34 m) a double aspect room with wood flooring and a pair of French doors leading to the garden.

Dining Room 11'6" x 9'6" (3.50 m x 2.89 m) with a feature fireplace with cast iron surround, wood flooring.

Kitchen/Breakfast room 15'10" x 6'8" (4.82 m x 2.03 m) with a range of fitted base and wall mounted units, integrated stainless oven and grill with 5 burner gas hob and extractor hood over, tiled flooring, half glazed door to the rear garden.

First Floor

Landing

Bedroom 1 12'11" x 10'4" (3.93 m x 3.15 m)

Bedroom 2 11'0" x 8'1" (3.35 m x 2.47 m)

Bedroom 3
9'6" x 8'4" (2.90 m x 2.54 m)

Bedroom 4 8'2" x 8'1" (2.50 m x 2.47 m)

Bathroom with a white suite comprising a bath with shower over, hand basin and low level WC, part tiled walls and tiled floor.

Outside To the front of the property is a large block paved driveway with parking for multiple vehicles and an area of lawn to the side.

A pedestrian side gate leads to a large rear garden laid to lawn with a paved patio, a covered barbecue area and established tree and hedge boundaries to the side and rear.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

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

The property has a registered title.

Internet connection, basic: 15Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.

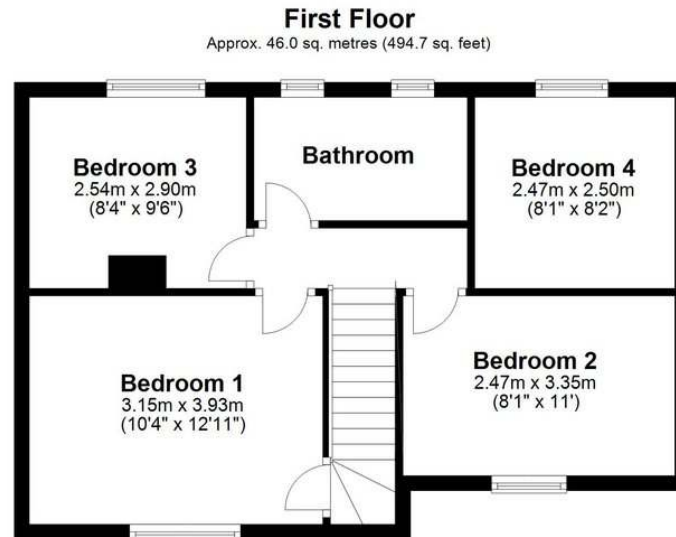
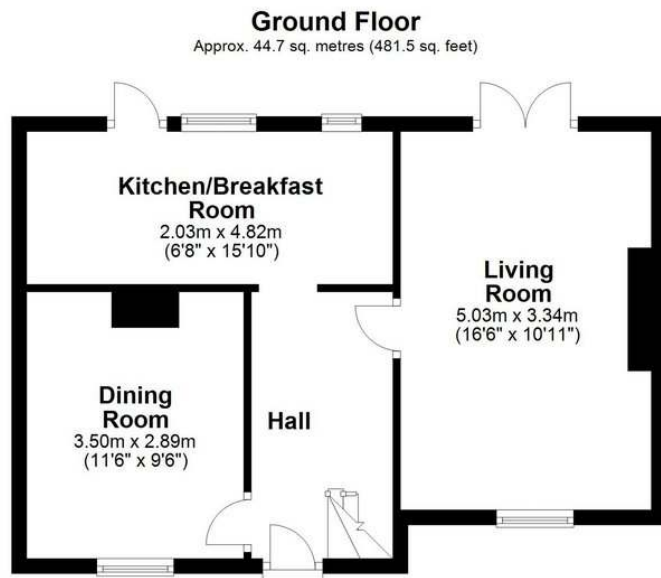
Mobile phone coverage by the four major carriers available.

EPC: E

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw
PBS





Total area: approx. 90.7 sq. metres (976.3 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

