



Park Lane, Newmarket

Pocock + Shaw



49 Park Lane  
Newmarket  
Suffolk  
CB8 8AZ

An unusual period brick and flint house conveniently situated just to the south of the town centre and within easy reach of the train station and providing a unique home offering a perfect blend of traditional charm and modern convenience.

Early viewing highly recommended.

Guide Price £350,000





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 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.

This semi detached period house has a property of real interest. With accommodation spread across various levels, this home offers a sense of intrigue and uniqueness. Each level presents its own distinct ambiance, providing ample space for living, dining, and relaxation. Complimenting the interior is a rather enchanting walled garden, reminiscent of Mediterranean retreats, offering a private oasis for outdoor gatherings, gardening enthusiasts, or simply unwinding.

This is a property not to be missed and has been the loving home of the vendors for the past 20 years.

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

## Ground Floor

### Hall

With an entrance door, radiator, staircase to the 1st floor and staircase to the lower ground floor.

### Dining Room 4.30m (14'1") x 3.66m (12')

With a uPVC double glazed window to the front aspect, double radiator, central heating thermostat.

### Kitchen/Breakfast Room 3.86m (12'8") x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, fitted electric oven, built-in four ring ceramic hob with

extractor hood over, built-in microwave, uPVC double glazed window to the rear aspect, tiled flooring, recessed ceiling spotlights.

### Utility 2.11m (6'11") x 1.53m (5')

Fitted with a base unit, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for a tumble dryer, wooden window to the side, tiled flooring, part glazed door to garden.

## Lower Ground Floor

### Sitting Room 5.63m (18'6") x 3.38m (11'1")

With a uPVC double glazed window to the front, double radiator, wooden laminate flooring.

## First Floor

### Split level Landing

Built in cupboard with gas fired combination boiler.

### Bedroom 1 3.56m (11'8") x 3.05m (10')

With a uPVC double glazed window to the front aspect, radiator, range of fitted wardrobes, fitted chest of drawers and fitted dressing table.

### Bedroom 2 3.44m (11'3") x 2.66m (8'9")

With a uPVC double glazed window to the rear, radiator.

### Bedroom 3 2.38m (7'10") x 2.24m (7'4")

With a uPVC double glazed window to the front aspect, radiator, access to loft space.

## Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and glass screen, wash hand basin with mixer tap, low-level WC, uPVC double glazed window to the rear, heated towel rail, recessed ceiling spotlights.





## Outside

The house is set behind a forecourt front garden with steps to the front door and side gate giving access to the rear garden. The rear garden is enclosed by high walling and has a patio area, decked areas, corner pergola, shrub border, water feature and side area leading to the front.

**Note:** It is understood that the owners rent a garage nearby from the local authority. There are parking restrictions in front of the house but parking is permitted after 6pm and before 8am.

## Tenure

The property is freehold.

## Services

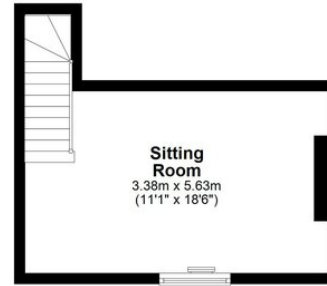
Mains water, gas, drainage and electricity are connected.

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

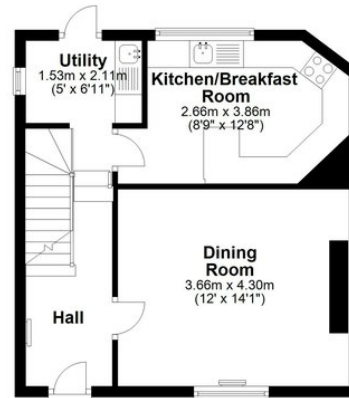
**Council Tax Band:** B West Suffolk District Council

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

Lower Ground Floor



Ground Floor



First Floor



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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