



**Station Approach**  
**Newmarket, CB8 9BB**  
**Guide Price £625,000**

## Station Approach, Newmarket, CB8 9BB

This modern, immaculately presented four-bedroom detached townhouse is ideally situated within easy reach of the train station, town centre, and Tattersalls.

Spanning three floors, the ground level features an entrance hall, cloakroom, a stunning kitchen/breakfast room, and a utility room with direct access to the garage. On the first floor, you'll find a spacious living/dining room, two double bedrooms—one with an en suite bathroom. The top floor hosts the main bedroom with an en suite bathroom, an additional double bedroom, and a bathroom that also serves as an en suite. Large double-glazed windows flood the property with natural light, complemented by gas-fired central heating throughout.

Outside, the south-facing rear garden is primarily laid to lawn, offering a tranquil outdoor space. The front of the property includes a driveway with off-road parking for several vehicles.

This property represents a rare opportunity to acquire a superbly appointed home in a prime location. Early viewing is highly recommended to fully appreciate what this exceptional home has to offer.

EPC (TBC)  
Council Tax F (West Suffolk)

### Accommodation Details:

With storm canopy over and double glazed front entrance door through to the:

#### Hallway

Laid luxury LVT flooring, radiator, storage cupboard, staircase rising to the first floor with storage cupboard under and door through to the:

#### Kitchen/Breakfast Room 22'5" x 9'2" (6.84 x 2.80)

Modern fitted kitchen with both eye and base level storage units and marble effect working surfaces over, marble effect splashbacks, undermounted single bowl sink with mixer tap, eye level single oven and built in

microwave, induction hob with extractor above, space for American style fridge/freezer, integrated dishwasher and kitchen island. Laid luxury LVT flooring, TV connection point, vertical radiator, window and double doors out to the rear garden.

#### WC 6'2" x 4'3" (1.89 x 1.32)

Concealed WC, wash basin with vanity cupboard under, radiator and obscured window to the front aspect.

#### First Floor Landing

With door through to the lounge/diner and bedrooms.

#### Living/ Dining Room 13'11" max x 20'11" (4.25 max x 6.38)

Generous sized lounge/diner with TV connection point, radiators, laid wooden flooring, window to the front aspect with views over looking Tattersalls Sale Grounds.

#### Bedroom 2 13'3" x 10'1" (4.06 x 3.09)

Double bedroom with radiator, window to the rear aspect and door through to the:

#### Ensuite

Three piece bathroom suite comprising of a concealed WC, wash basin with vanity drawers under, enclosed shower cubicle, tiled walls and flooring, LED wall mounted mirror and obscured window to the side aspect.

#### Bedroom 3 9'2" x x 8'4" (2.80 x x 2.55)

With radiator and window to the rear aspect.

#### 2nd Floor Landing

Laid wooden flooring and pendant lighting.

#### Bedroom 1 12'11" x 9'2" (3.95 x 2.81)

A generous double bedroom with vaulted ceilings, feature triangular window to front aspect, radiator and door leading through to the:

#### Ensuite 4'6" x 8'11" (1.39 x 2.72)

Comprising a low level WC, wash basin with vanity cupboard under, enclosed shower cubicle, laid tiled flooring and triangular window to the front aspect.

#### Bedroom 4 12'10" x 6'3" (3.92 x 1.93)

Double bedroom with laid wooden flooring, radiator, window to the side aspect and Velux window.

#### Bathroom 7'4" x 7'5" (2.24 x 2.27)

Bathroom suite comprising of a concealed WC, wash basin with vanity cupboard under, P-shaped bath with wall mounted shower and glass screen, part tiled walls and flooring and Velux window.

#### Outside - Front

Tarmac driveway creating off road parking.

#### Outside - Rear

Fully enclosed predominately laid to lawn garden with boarders, paved patio area, outdoor lighting and side pedestrian gate,

#### Integrated Garage 19'3" x 11'6" (5.89 x 3.53)

With up and over door.

### PROPERTY INFORMATION:

Maintenance fee - N/A

EPC - TCB

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Feet - 1603.82

Parking –Off Road Parking & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - TBC

Broadband Connected - TBC

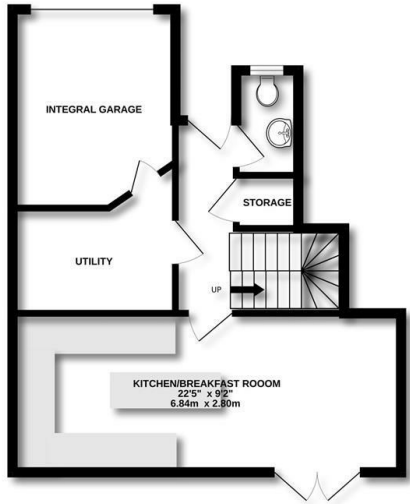
Broadband Type – Ultrafast Available download

1000Mbps upload 220 Mbps

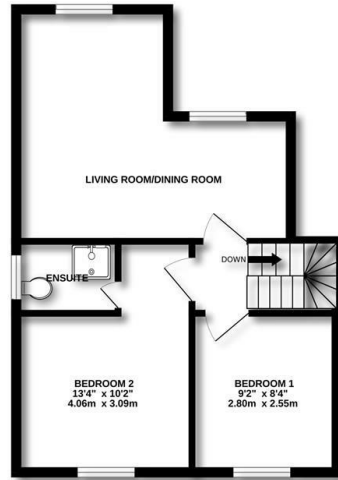
Mobile Signal/Coverage – Likely

Rights of Way, Easements, Covenants – None that the vendor is aware of

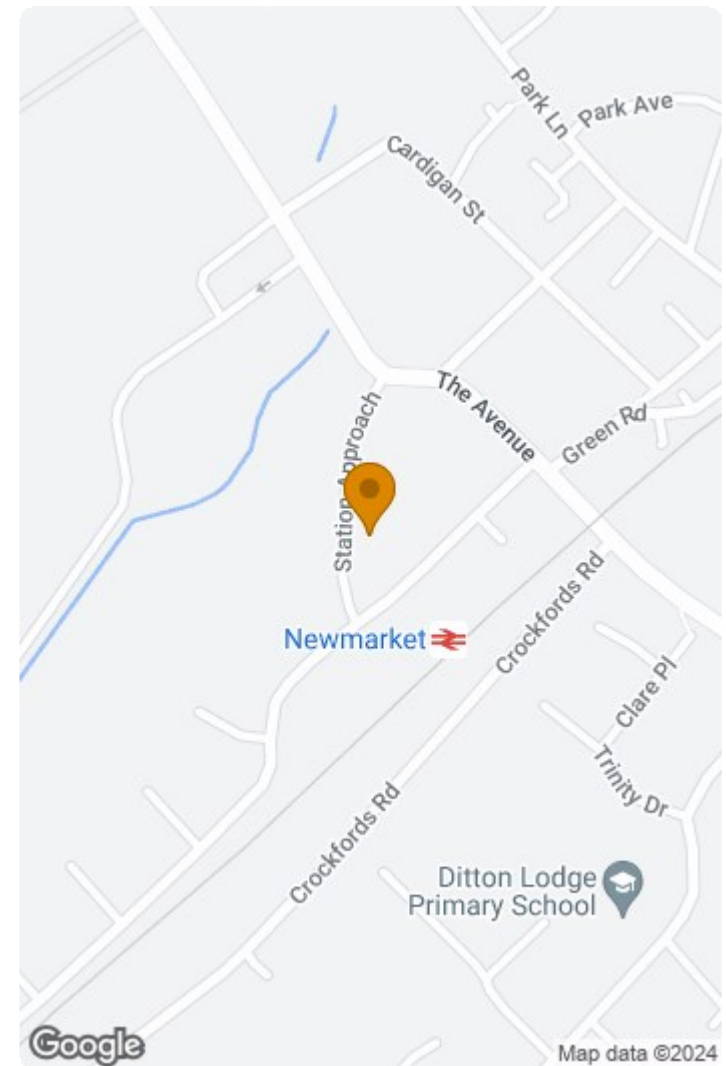
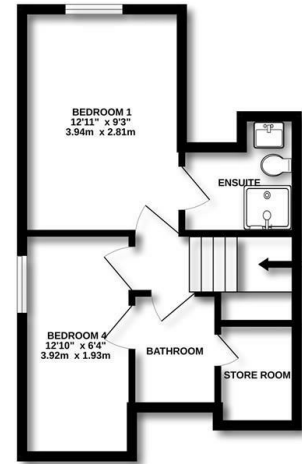
GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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