



**The Avenue**  
**Newmarket, Suffolk CB8 9AY**  
**Guide Price £750,000**

**MA**  
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## The Avenue, Newmarket, Suffolk CB8 9AY

A rare opportunity to purchase a substantial semi-detached family home set within the heart of this famous racing town and overlooking the entrance to the world renowned Tattersalls horse sales.

Newmarket is a flourishing town and steeped in horse racing history. The town offers an abundance of amenities, a sports centre, appealing range of restaurants and railway station. Cambridge and Bury St Edmunds are only a short drive away and commuters are able to access the A14/M11 to Stanstead and the City of London easily.

This elegant and rather impressive property offers sizeable rooms and enjoys imposing accommodation throughout. The property boasts spacious entrance hall, four/five reception rooms, kitchen/breakfast room, shower room/cloakroom, five generous size bedrooms, office/bedroom six, family bathroom.

Externally the property offers a lovely and fully enclosed garden with some mature trees, shrubs and plants. Garage to rear of the property.

Outstanding opportunity – viewing recommended.

### Entrance Hall

Sizable entrance hall with featured tiled fireplace (currently boarded off), double doors through to the dining room, staircase rising to the first floor, radiators, storage cupboard and window to the front aspect.

### Sitting Room 14'11" x 12'11" (4.56 x 3.94)

Generous sized living room with featured fireplace, stone effect hearth and surround, timber mantle, TV connection point, radiator and bay window to the front aspect.

### Dining Room 14'11" x 13'1" (4.55 x 4.00)

With featured fireplace (currently boarded off), ornate wood mantle, radiator, side door access through to the kitchen and double doors through to the:

### Sun Room 16'3" x 11'8" (4.96 x 3.57)

Laid wooden flooring with radiator, window and French door out to the rear garden, door through to the:

### Kitchen/Breakfast Room 19'7" x 11'6" (5.98 x 3.53)

Fitted with a range of eye and base level storage units with stone working surfaces over, tiled splashback areas, ceramic sink and drainer with mixer tap, integrated eye

level oven and grill, four ring ceramic hob with extractor hood above and plumbing for a washing machine. Door through to the walk-in pantry, radiator, windows and external door to the side aspect.

### Shower Room

Comprising a wash basin with vanity cupboards under, enclosed shower cubicle, tiled walls, door through to the WC and windows to the side aspect.

### Shower Room

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, part tiled walls and obscured window to the side aspect.

### Utility 6'6" x 4'0" (2.00 x 1.22)

With a range of eye and wall-mounted cupboards with working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, space and plumbing for washing machine and window to the side aspect.

### Family Room 19'6" x 12'8" (5.95 x 3.88)

With fireplace (currently boarded off), surrounding windows and French style doors out to the rear garden.

### First Floor Landing

With access to the large partially-boarded loft space with window to rear.

### Bedroom 1 14'10" x 13'1" (4.54 x 3.99)

Double bedroom with pedestal wash basin, built-in storage cupboard, radiator and three windows to the front aspect.

### Bedroom 2 14'10" x 12'11" (4.54 x 3.95)

Double bedroom with pedestal wash basin, built-in storage cupboard, radiator and two windows to the rear aspect.

### Bedroom 3 13'11" x 10'0" (4.26 x 3.07)

Double bedroom with pedestal wash basin, built-in storage cupboard,

### Bedroom 4 13'4" x 12'0" (4.08 x 3.66)

With pedestal wash basin, radiator, sash window to the side aspect and door through to:

### Bedroom 5 12'0" x 9'11" (3.66 x 3.04)

With built-in storage cupboard, pedestal wash basin, radiator, window to the side aspect and door through to the:

### Office 12'9" x 12'1" (3.90 x 3.70)

With staircase leading down to the inner hallway, fireplace, pedestal wash basin, radiator, window to the side aspect and bay window to the rear aspect over looking the garden.

### Bathroom

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls and window to the side aspect.

### Outside - Rear

Beautifully landscaped rear garden well stocked with a variety of mature trees, shrubs and flowers. Also featuring an ornamental fishpond, wartime air-raid shelter under large limestone rockery, paved patio seating area, timber summer house and steps leading up to the garage.

### Outside - Front

Mostly laid to lawn frontage enclosed by iron gates and pathway leading up to the front entrance. Off-road parking for one vehicle, side pedestrian gate leading through to the rear garden.

### Garage 23'1" x 13'2" (7.05 x 4.02)

Private access via a back lane, electric roller-shutter door to the front, external door and window to the side aspect.

### PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 247SQM

Parking – Off Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

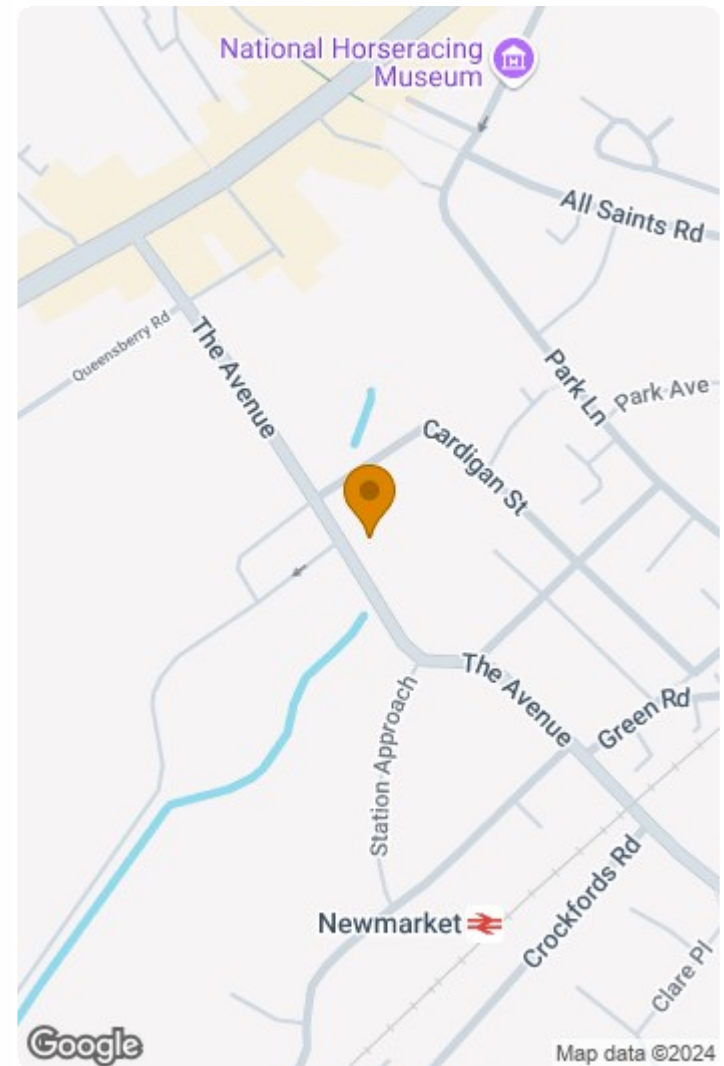
Broadband Connected - TBC

Broadband Type – Ultrafast Available download 1000Mbps upload 20 Mbps

Mobile Signal/Coverage – Likely

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

Approximate Gross Internal Area 2663 sq ft – 247 sq m  
 Ground Floor Area 1574 sq ft – 146 sq m  
 First Floor Area 1089 sq ft – 101 sq m  
 Garage Area 305 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B0	B	B
B	B1	C	C
C	B2	D	D
D	B3	E	E
E	B4	F	F
F	B5	G	G
G	B6		

England & Wales EU Directive 2002/91/EC  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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