



**Farley House 1 Brazilian Terrace**  
**Newmarket, Suffolk CB8 0JU**  
**Guide Price £325,000**

## Farley House 1 Brazilian Terrace, Newmarket, Suffolk CB8 0JU

A rather special period property superbly located on the edge of the town centre and set in walking distance of an appealing mix of restaurants and shops.

Oozing with character and lovely features, this superb property offers two generous reception rooms, kitchen, cloakroom, two sizeable double bedrooms and an outstanding four piece bathroom. Benefiting from double glazed and gas fired heating.

Externally the property a fully enclosed mainly courtyard style rear garden.

Viewing highly recommended.

### Entrance Hall

Doors to dining room and sitting room. Stairs to first floor.

### Kitchen 11'10" x 9'5" (3.61m x 2.89m)

Modern kitchen with range of eye and base level cupboards with work top over. Ceramic 1 1/3 bowl sink and drainer with mixer tap over. Integrated eye level double oven. Inset electric hob with extractor over. Space for undercounter fridge. Opening to dining room. Glazed door to utility room.

### Dining Room 16'4" x 9'1" (5.00m x 2.77m)

Spacious dining room with dual aspect windows overlooking the rear and side aspect. Ornate feature fireplace with attractive white surround, mantel and stone hearth. Tiled flooring. Built-in storage cupboard. Radiator. Opening to kitchen. Doors leading to entrance hall.

### Sitting Room 15'5" x 12'1" (4.71m x 3.70m)

Beautifully presented sitting room with

attractive bay window overlooking front aspect. Fireplace fitted with wood burner stove with stone hearth. Alcove built-in storage and shelving. Exposed wooden flooring. Radiator. Door to entrance hall.

### Utility Room

Space and plumbing for washing machine. Space for freezer. Tiled flooring. Door to cloakroom.

### Cloakroom

White suite comprising low level W.C. and hand basin. Window overlooking rear aspect. Door to utility room.

### Landing

Doors leading to bedrooms and bathroom. Stairs leading to ground floor.

### Bedroom 1 14'9" x 12'1" (4.50m x 3.70m)

Spacious double bedroom with attractive bay window overlooking front aspect. Ornate fireplace with attractive white surround and mantel. Radiators. Door to landing.

### Bedroom 2 13'5" x 9'1" (4.10m x 2.77m)

Double bedroom with sash window overlooking side aspect. Built-in wardrobe cupboard. Radiator. Door leading to landing.

### Bathroom 12'1" x 9'5" (3.70m x 2.89m)

Contemporary, spacious bathroom with white suite comprising low level W.C., freestanding ball and claw bath with mixer tap and shower attachment over, inset hand basin with marble effect counter and built-in storage under and fully tiled walk-in shower with wall mounted shower. Stone tiled flooring. Radiator. Window overlooking rear aspect. Door to landing.

### Outside

Charming courtyard garden with variety of mature shrub and tree planting. Access gate leading to front.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 65 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

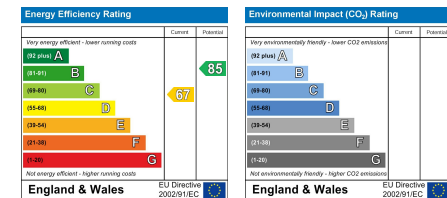
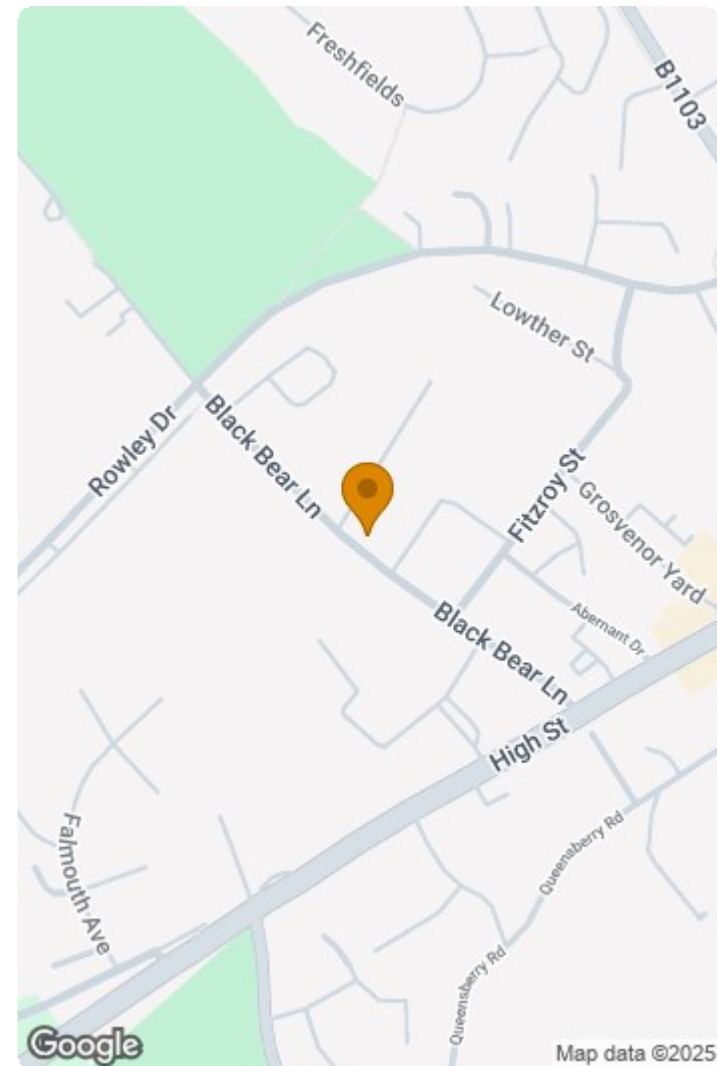
Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



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