



Edinburgh Road, Newmarket, CB8 0QE

Guide Price £600,000

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A remarkably improved and greatly extended detached family home set within this highly regarded area and enjoying sizeble mature gardens.

Hugely updated and boasting substantial accommodation around 2000 square foot this property enjoys stylishly presented open plan living with attention to detail throughout. The current owner has heavily enhanced this property with new fixtures and fittings throughout.

Incredibly deceptive, this impressive property offers entrance porch, living room, superb kitchen/family room with bi-fold doors to garden, four principal bedrooms (en-suite to master) and a refitted bathroom, utility room and cloakroom.

Externally the property offers extensive driveway providing ample parking, garage/store and delightful mature gardens.

Entrance Hall

Spacious, light entrance hall with wood parquet flooring. Opening to kitchen/dining room. Doors to living room, utility room, cloakroom and bedroom 4. Understairs cupboard. Stairs to first floor. Contemporary panelled radiator.

Kitchen/Dining Room 26'5" x 16'7" (8.07m x 5.06m)
Stunning, contemporary kitchen/dining room with wood parquet flooring throughout. Contemporary Shaker style kitchen with granite worktop and matching island providing further storage and incorporating a breakfast bar seating area. Inset sink with mixer tap over. Integrated Lamona eye level oven and microwave. Inset induction hob to island. Integrated fridge/freezer. Integrated dishwasher. Spacious dining area. Contemporary panelled radiator. Bi-folding doors to patio area, further French doors to patio area. Window to side aspect. Opening to entrance hall.

Living Room 21'1" x 16'2" (6.43m x 4.95m)

Light, spacious living room with French doors leading to rear patio area. Window to front aspect. Contemporary panelled radiator. Door to entrance hall.

Utility Room 10'8" x 6'3" (3.27m x 1.92m)

Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall.

Bedroom 4 10'8" x 10'3" (3.27m x 3.13m)

Landing

With Velux window. Doors to all bedrooms and bathroom. Stairs, with contemporary glass panels, leading to ground floor.

Master Bedroom 26'10" x 11'8" (8.19m x 3.58m)

Spacious double bedroom with dual aspect windows and further Velux windows. Radiator. Doors to en suite and landing.

En Suite 7'0" x 5'8" (2.14m x 1.75m)

Generous walk-in en suite - NOT CURRENTLY FITTED

Bedroom 2 20'2" x 10'2" (6.16m x 3.11m)

Spacious double bedroom with dual aspect windows. Radiator. Door to landing.

Bedroom 3 12'1" x 10'2" (3.70m x 3.12m)

Generous double bedroom with window to front aspect. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising, low level, concealed cistern, W.C., wall mounted oblong hand basin with mixer tap over and built-in cabinet under and bath with mixer tap and wall mounted shower over with glass screen. Attractively tiled throughout. Velux window. Door to landing.

Garage

Front - Outside

Expansive gravelled driveway providing ample off road parking. Access to garage. Planted areas to borders.

Front - Rear

Attractive wrap around patio area with raised planting beds. Bi-folding doors leading to kitchen/dining room. French doors leading to kitchen/dining room and living room. Well maintained lawn area beyond the patio with a variety of mature shrub and tree planting with archway leading to further garden with mature tree and shrub planting. Spacious timber shed.

PROPERTY INFORMATION

EPC - tbc
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters -
Parking – Driveway & Garage
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

Newmarket

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

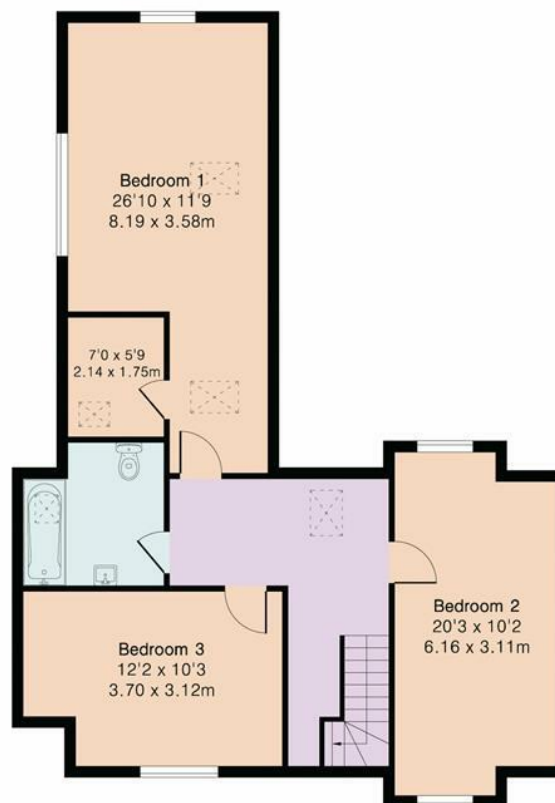
Approximate Gross Internal Area 2088 sq ft - 194 sq m

Ground Floor Area 1232 sq ft – 114 sq m

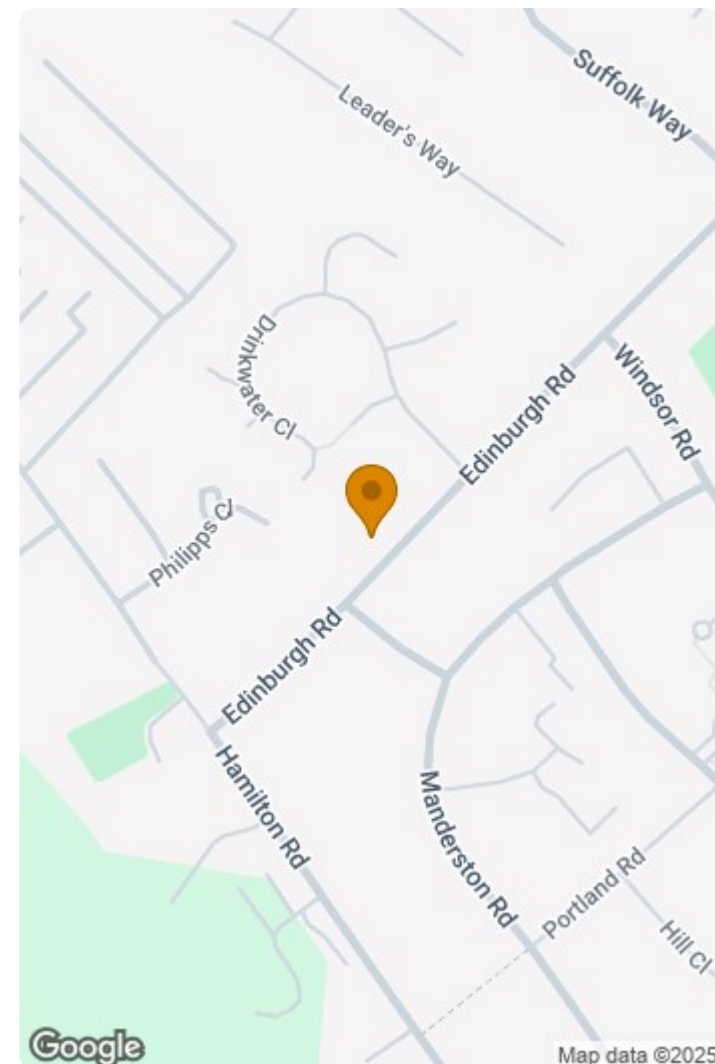
First Floor Area 856 sq ft – 80 sq m



Ground Floor



First Floor



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 practice. 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		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

