



**1 Whitegates,  
Newmarket, CB8 8DS  
£335,000**

**MA**  
Morris Armitage  
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## 1, Whitegates, Newmarket, CB8 8DS

An established semi-detached family home standing within this highly regarded residential area and enjoying a mainly south facing rear garden.

Offering generous size rooms throughout, this property boasts accommodation to include spacious entrance hall, living room, separate dining room, kitchen, three good size bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden.

### Entrance Hall

With stairs rising to first floor and door to:

### Living Room

With feature fire place, window to front aspect and opening to:

### Dining Room

10'5" x 9'6"

Patio door leading to rear garden.

Door to:

### Kitchen

Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink and drainer with mixer tap over. Cooker with extractor over. Space and plumbing for dishwasher and washing machine. Window to rear aspect and side door leading to rear garden.

### First Floor Landing

Storage cupboard and doors leading to bedroom and bathroom.

### Bedroom 1

10'2" x 11'1"

With window to rear aspect.

### Bedroom 2

13'5" x 11'1"

With window to front aspect.

### Bedroom 3

9'2" x 8'2"

With window to front aspect.

### Bathroom

Suite comprising P-shaped bath with shower over, low level WC, wash hand basin with vanity unit under. heated towel rail and obscured window to side aspect.

### Outside - Front

Lawned area with paved pathway to front door. Gated access to rear garden.

### Outside - Rear

Patio and grassed areas. Garden shed.

### Location

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 15 miles from Bury St Edmunds, and

roughly 40 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.

### Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - C West Suffolk

Property Type - Semi-Detached House

Property Construction – Standard Number & Types of Room – Please refer to the floorplan

Square Meters - 97 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom

advise good on all networks

Rights of Way, Easements,

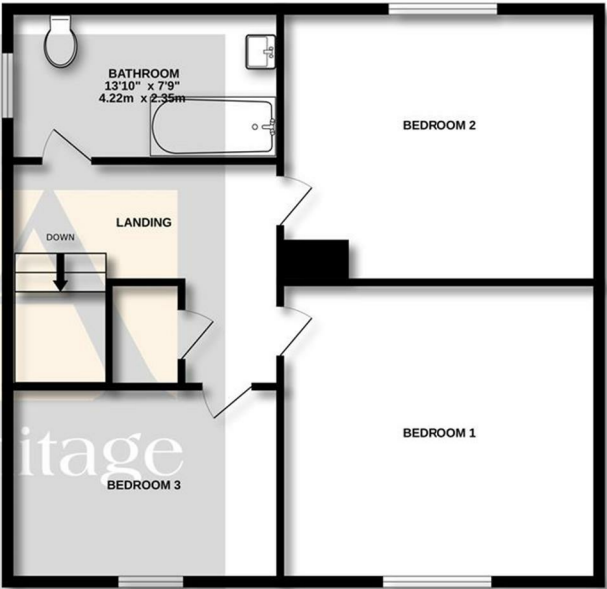
Covenants – None that the vendor is aware of



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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