



Doris Street, Newmarket CB8 0LD

Guide Price £460,000

MA
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Doris Street, Newmarket, CB8 0LD

An outstanding period property perfectly nestling in the heart of this famous town and located in a prime residential area.

Newmarket is a historic market town renowned for its horse racing heritage, home to famous Newmarket Racecourses. Known for its close royal connections dating back to James I, who built the first Royal Palace there in the early 17th century. King Charles II was a frequent visitor, establishing the town as a major racing centre. 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 Heritage Centre for Horseracing and Sporting Art (Palace House), the National Stud, and Tattersalls, the world's oldest bloodstock auctioneers. 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.

Oozing with charm and character, this impressive property has been cleverly planned to offer fabulous accommodation throughout.

Boasting a full and comprehensive programme of improvements, this property offers accommodation to include entrance hall, sitting room, dining room, refitted kitchen/breakfast room, cloakroom, utility area, three good size bedrooms and a lovely refitted bathroom.

Externally, the property offers a delightful and sizeable walled rear garden

Entrance Hall

Well presented with exposed wooden flooring. With doors leading to the living room and dining room. Stairs leading to the first floor landing.

Kitchen/Breakfast Room

17'3" x 13'4"

Stunning contemporary Shaker style kitchen with a range of base level cupboards and storage drawers with wooden worktop over. Inset Butler sink with mixer tap over. Integrated oven with induction hob and extractor above. Integrated dishwasher. Integrated fridge and freezer. Spacious dining area. Attractively tiled flooring. Radiator. Light well skylight. Openings to inner hallway and dining room. French doors leading to the courtyard garden.

Dining Room

14'11" x 12'10"

Charming dining room with exposed wooden flooring. Exposed brick feature fireplace with stone hearth and alcoves either side with built-in storage cabinets. Built-in display shelving. Radiator. Opening to the kitchen/breakfast room. Door to under stair storage cupboard. Door, with attractive stain glass top light, to the entrance hall.

Living Room

13'5" x 12'11"

Beautifully presented living room with exposed wooden flooring. Feature fireplace with attractive white surround and mantel, stone hearth and exposed brick firebox. Contemporary built-in cabinets and shelving to the alcoves either side. Dual window to the front aspect. Radiator. Door leading to the entrance hall.

Inner Hallway

Space and plumbing for washing machine and tumble dryer. Built-in storage cupboard. Tiled flooring. With door leading to the cloakroom and opening to the kitchen/breakfast room.

Cloakroom

White suite comprising low level, concealed cistern, W.C. corner handbasin with mixer tap over. Window to the rear aspect. Tiled flooring. Door leading to the inner hallway.

Landing

With doors leading to all bedrooms and bathroom. Double built-in storage cupboards. Access to loft storage. Stairs leading to the ground floor.

Master Bedroom

13'6" x 10'7"

Generous double bedroom with dual aspect windows to the front aspect. Doors leading to the en suite and landing.

En Suite

Contemporary en suite with low level W.C., bowl sink set on marble topped storage drawers with concealed plumbing mixer tap above and generous walk-in shower with concealed plumbing. Attractively tiled. Door leading to the Master bedroom.

Bedroom 2

11'10" x 10'5"

Charming double bedroom with window to the side aspect. Radiator. Door leading to the landing.

Bedroom 3

10'4" x 8'0"

Delightful, well proportioned bedroom with window to the rear aspect. Radiator. Door to the landing.

Bathroom

Exceptional contemporary bathroom with suite comprising Victorian style W.C., inset handbasin with mixer tap over and storage cabinet under, panelled bath with wall mounted shower over, attractively tiled with built-in niche shelf. Tiled flooring. Victorian style radiator. Obscured window. Door leading to the landing.

Outside - Rear

Charming courtyard garden with raised planted flower bed, established small tree and shrub planting. French doors leading to the kitchen/breakfast room. Pedestrian access gate to the side.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - End of Terrace House



Approximate Gross Internal Area 1283 sq ft - 119 sq m

Ground Floor Area 722 sq ft - 67 sq m

First Floor Area 561 sq ft - 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



- **End of Terrace House**
- **Stunningly Presented Throughout**
- **Contemporary Kitchen/Breakfast Room**
- **Two Further Delightful Reception Rooms**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Contemporary Bathroom**
- **Delightful Courtyard Garden**
- **Really Must be Viewed to be**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		83	60

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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