



14 Meadow Lane
Newmarket

DAVID
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14 Meadow Lane, Newmarket, Suffolk CB8 8FZ

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

An incredibly well-presented and particularly large five-bedroom detached house boasting a spacious plot on the vastly sought after Meadow Lane in Newmarket. The spacious accommodation stretches across three levels and measures close to 2,800 sq.ft offering an entrance hall, three reception rooms, kitchen/breakfast room, utility room, an office, five bedrooms and three bathrooms. Externally boasting ample driveway parking, a detached double garage and a beautifully established and abundantly charming rear garden.

An impressive five-bedroom detached house in Newmarket with a large driveway, double garage and beautiful gardens.

ENTRANCE HALL Two fitted cupboards and stairs rising to the first floor.

SITTING ROOM Windows to rear and side aspects, a gas fireplace and French doors leading to the rear garden terrace.

KITCHEN / BREAKFAST ROOM A stylishly fitted kitchen with fitted units and drawers with stone worktops over and an inset double sink and drainer. Integrated appliances include a double oven, hob, fridge-freezer and dishwasher. Tiled floor, ample dining space, window to side aspect and French doors leading to the rear garden terrace.

UTILITY ROOM Fitted units with stone worktops over and an inset sink and drainer. Space and plumbing for appliances, tiled floor and a door leading outside

DINING ROOM Bay window to front aspect.

STUDY Bay window to front aspect.

CLOAKROOM Extensively tiled with a wash hand basin and WC.

First Floor

LANDING Window to side aspect and a fitted airing cupboard.

MASTER BEDROOM Windows to both side and rear aspects, a **WALK-IN WARDROBE** and **ENSUITE** which is extensively tiled with a shower cubicle, His-and-Her's vanity sink units, heated towel rail, WC and window to rear aspect.

BEDROOM 3 Fitted wardrobes and window to rear aspect.

BEDROOM 4 Window to front aspect and fitted wardrobes.

BEDROOM 5 Fitted wardrobes and window to front aspect.

BATHROOM Extensively tiled with a shower cubicle, bath, vanity sink unit, heated towel rail, WC and window to front aspect.

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Second Floor

LANDING A large space with windows to front and side aspects.

BEDROOM 2 Windows to front and rear aspects, fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, heated towel rail and WC.

Outside

The property is approached via the sizeable and paved driveway that offers parking for several vehicles and access to the **DETACHED DOUBLE GARAGE**. The remaining front aspect is predominately lawned with an established selection of trees, shrubs and hedging. The rear garden is incredibly well presented and offers a tranquil atmosphere boasting lawns, a paved terrace, vegetable garden and a small pond with pergola seating area beside. The whole garden has been incredibly well planted offering an unrivalled selection of mature shrubs, plants and trees throughout.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

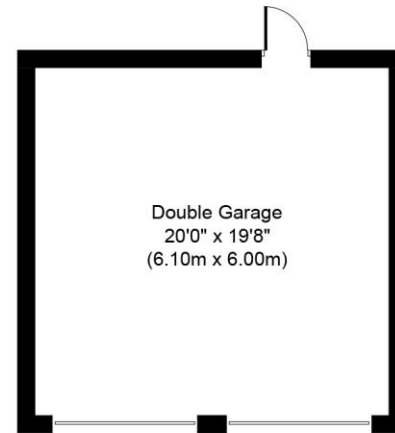
TENURE Freehold.

WHAT3WORDS inherit.blindfold.mondays

EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.

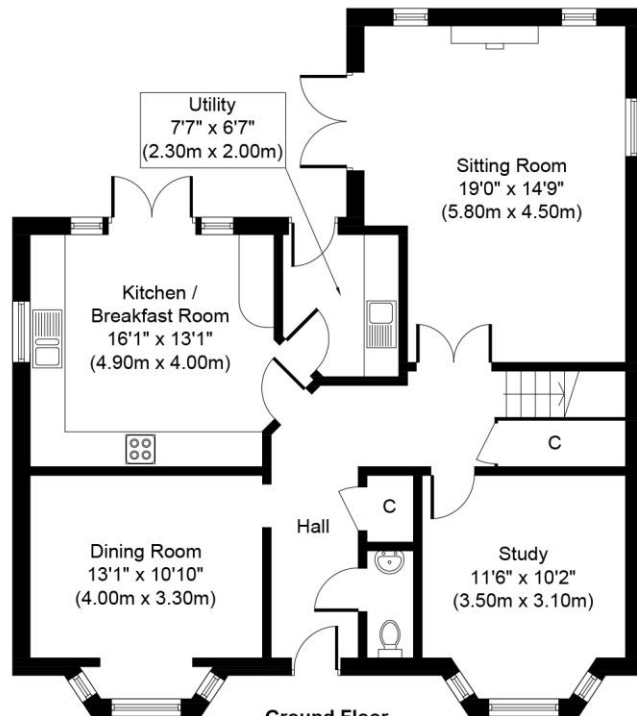




Double Garage
20'0" x 19'8"
(6.10m x 6.00m)

Garage
Approximate Floor Area
394 Sq. ft.
(36.6 Sq. m.)

(Not Shown In Actual
Location / Orientation)



Utility
7'7" x 6'7"
(2.30m x 2.00m)

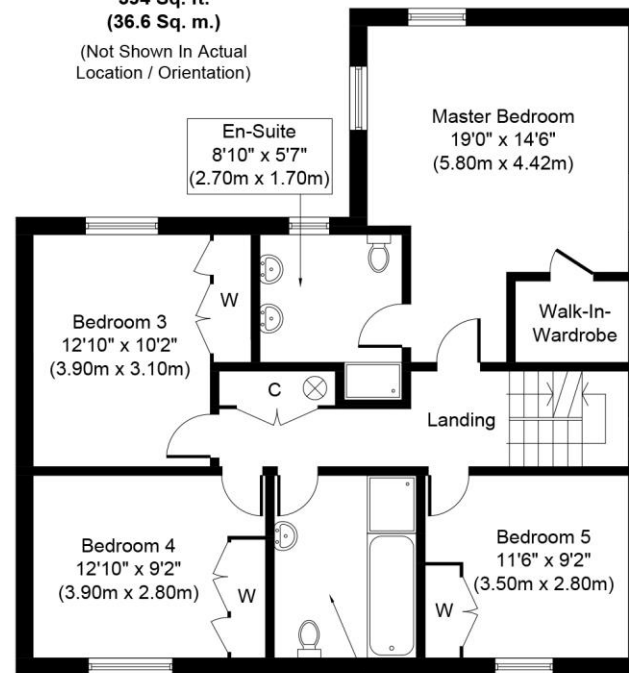
Sitting Room
19'0" x 14'9"
(5.80m x 4.50m)

Kitchen /
Breakfast Room
16'1" x 13'1"
(4.90m x 4.00m)

Dining Room
13'1" x 10'10"
(4.00m x 3.30m)

Study
11'6" x 10'2"
(3.50m x 3.10m)

Ground Floor
Approximate Floor Area
1011 Sq. ft.
(93.9 Sq. m.)



En-Suite
8'10" x 5'7"
(2.70m x 1.70m)

Master Bedroom
19'0" x 14'6"
(5.80m x 4.42m)

Bedroom 3
12'10" x 10'2"
(3.90m x 3.10m)

Bedroom 4
12'10" x 9'2"
(3.90m x 2.80m)

Bedroom 5
11'6" x 9'2"
(3.50m x 2.80m)

First Floor
Approximate Floor Area
980 Sq. ft.
(91.0 Sq. m.)

Bathroom
9'10" x 7'3"
(3.00m x 2.20m)



En-Suite
8'6" x 7'3"
(2.60m x 2.20m)

Bedroom 2
19'1" x 18'1"
(5.82m x 5.50m)

Office
18'8" x 12'10"
(5.70m x 3.90m)

Second Floor
Approximate Floor Area
793 Sq. ft.
(73.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

