



**2 Ferndale Close  
Newmarket**

**DAVID  
BURR**







## 2 Ferndale Close, Newmarket, Suffolk, CB8 7DZ

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.

A detached five-bedroom family home nestled away in a well-regarded cul-de-sac enjoying outstanding views over racing stud land. Immaculately presented with a double aspect sitting room, study and dining room, refitted kitchen and utility. Complete with five good size bedrooms, an ensuite and a family bathroom on the first floor, a generous and meticulously maintained garden and a driveway to the front.

### **An immaculate five-bedroom detached home in a quiet cul-de-sac location with unrestricted views to the rear.**

#### **Ground Floor**

**ENTRANCE HALL** With a uPVC obscured glass double glazed entrance door, staircase rising to the first floor, under stairs storage cupboard, further built-in storage cupboard with shoe rack and hanging rail, part glazed doors to all rooms, parquet wood flooring.

**CLOAKROOM** With a pedestal hand wash basin with mixer tap, glass splashback, low level WC, spotlight, window to the front aspect.

**SITTING ROOM** With a bay window to the front aspect, French doors to the rear, parquet wood flooring.

**DINING ROOM** With a window to the rear aspect.

**STUDY** With a window to the rear aspect.

**KITCHEN** With a range of solid wood base and eye level units with granite work surfaces over, inset Belfast sink with mixer tap, Rangemaster with 6 ring gas hob and extractor hood over, freestanding wine cooler, space for freestanding dishwasher, space for American style fridge/freezer, cupboard housing gas boiler, spotlights to ceiling, engineered wood flooring with under floor heating, windows to the front and side aspects, door leading to outside, door to;

**UTILITY ROOM** With eye level and base units with work surfaces over, inset sink and drainer with mixer tap, space and plumbing for washing machine and dryer, engineered wood flooring, spotlights to ceiling, window to the rear aspect.

#### **First Floor**

**LANDING** With an airing cupboard with hot water cylinder and shelving, window to the front aspect.

**BEDROOM 1** With two large windows to the rear aspect, door leading to **ensuite** with a low-level WC, pedestal hand wash basin with mixer tap, double walk-in shower cubicle with a Raindance style head, window to the side aspect, tiled walls, chrome towel rail, spotlights to ceiling.

**BEDROOM 2** With a double fitted wardrobe, window to the rear aspect.

**BEDROOM 3** With a window to the front aspect.

**BEDROOM 4** With a window to the front aspect.

**BEDROOM 5/DRESSING ROOM** With a window to the rear aspect.

**BATHROOM** With a tiled sided bath with mixer tap, ladder style heated towel rail, pedestal hand wash basin with mixer tap, low level WC, walk-in shower cubicle, spotlights, fully tiled, window to the side aspect.

## 2 Ferndale Close, Newmarket, Suffolk, CB8 7DZ

### Outside

To the front of the property is a gated side access, outside tap, electric point and driveway. The front garden area is laid to lawn with flower borders and a pathway to the front entrance door. The landscaped rear garden is fully enclosed by wall and fence boundaries, flower and shrub borders, greenhouse, outside tap, paved patio area and additional decked area. A garden store is located to the side of the property with a window to the front and rear aspects, power and light, attic storage. We are advised this has been built in accordance with building regulations and so offers potential purchasers' fantastic scope to incorporate into the existing residential accommodation, subject to the necessary consents being obtained.

**SERVICES** Gas fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC D.**

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F** (£3,186.33 annually)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction.

**COMMUNICATION SERVICES (source Ofcom)**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

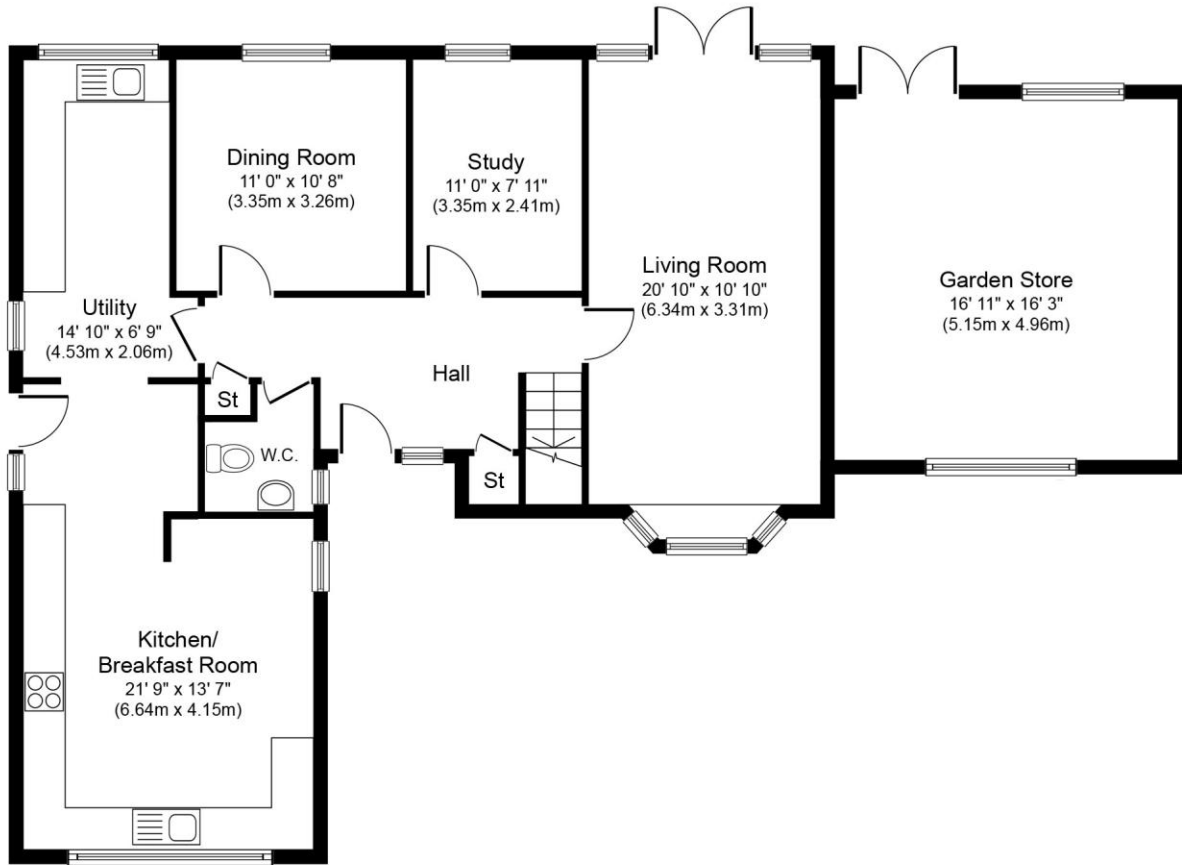
**Phone Signal:** Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** disbelief.wanted.gullible

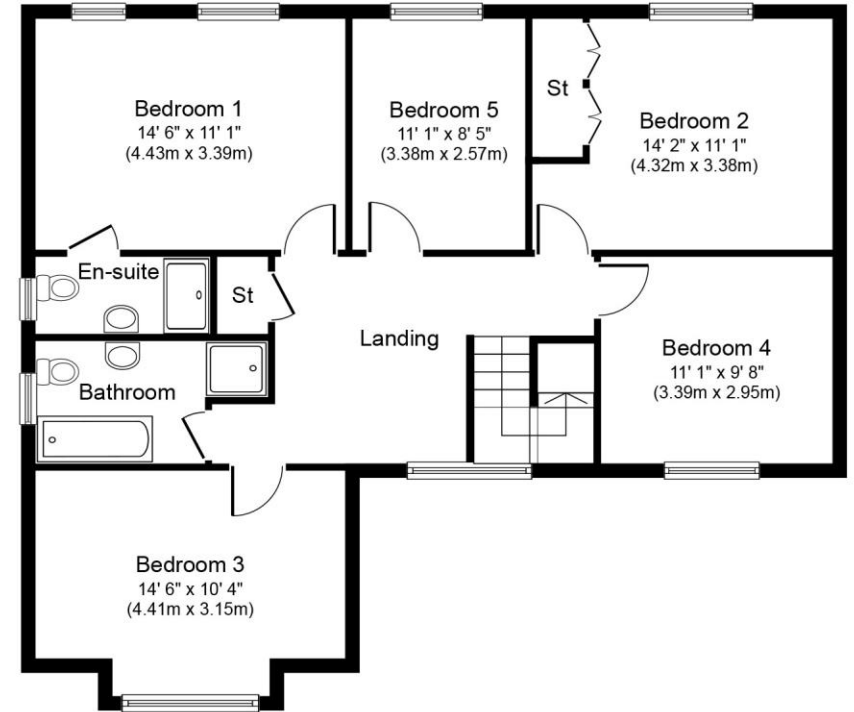
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Ground Floor**  
**Approximate Floor Area**  
**1,290 sq. ft.**  
**(120.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**933 sq. ft.**  
**(87.0 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.



