



**99b School Road,  
Saxon Street**

**DAVID  
BURR**





# 99b School Road, Saxon Street, Newmarket, Suffolk, CB8 9RX

Saxon Street is located 3 miles from Newmarket which is world-famous as the headquarters of British horseracing. Newmarket is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses. The market town of Bury St Edmunds (18 miles) and the University City of Cambridge (16 miles), which both have good rail and bus access from Newmarket, offer a wide range of additional shopping and entertainment amenities.

This exceptional detached, 2,800 square foot property is situated in a rural location on the outskirts of the popular village of Saxon Street. The property offers light and airy living accommodation which has been finished to a high standard including a thoughtfully designed kitchen extending into an impressive living area which opens to the garden. Three additional reception rooms as well as four bedrooms (two of which are ensuite) and a separate family bathroom complete the space. Set back from the road, the property externally provides driveway parking for several vehicles and to the rear there is a generous sized south facing garden.

## A substantial four-bedroom detached home in a popular village offering in excess of 2,800 sq.ft of accommodation.

### Ground Floor

**ENTRANCE HALL** Entering in through covered storm porch, the hall has a storage cupboard, stairs rising to the first floor and door through to the:

**KITCHEN/DINING/FAMILY ROOM** A modern fitted kitchen with a range of base and wall mounted units complete with worktops over. A ceramic sink is inset with mixer tap with further storage provided in the kitchen island. Integrated appliances include a double oven, induction hob with extractor above, full height fridge and separate freezer with dishwasher. Windows to the side aspects, roof light and bi-folding doors out to the rear garden.

**SITTING ROOM** Generous sized space with feature exposed bricked fireplace and wooden mantle, laid wooden flooring, window to the front aspect and bi-folding doors out to the rear garden.

**SNUG** Spacious room with windows to both the front and side aspect.

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

**UTILITY ROOM** Fitted with storage units and working surfaces over, sink, space for washing machine and tumble dryer, pantry and window to the side aspect.

**CLOAKROOM** With WC and wash basin with vanity drawers under.

### First Floor

**LANDING** Gallery landing with access to loft space, storage cupboard and window to the front aspect, showing views over fields.

**MASTER BEDROOM** Double bedroom with Juliet balcony door looking over the rear garden and door through to the **Dressing Room** further leading to the **Ensuite**. With WC, hand wash basin, walk-in shower with rainfall shower head, tiled flooring and window to the rear aspect.

**BEDROOM 2** Vaulted double bedroom with large window to the front aspect and side bay window.

**BEDROOM 3** Further bedroom with window to the front aspect and door through to **Ensuite**. With WC, hand wash basin, walk-in shower with rainfall shower head, tiled flooring and window to the rear aspect.

**BEDROOM 4** Double bedroom with window to the side aspect.

**FAMILY BATHROOM** Fitted bathroom with WC, hand wash basin with vanity drawers under, free standing bath with a shower attachment, tiled flooring and Velux window.

## Outside

The property is approached via a shingled driveway with a range of mature trees and shrubs to the front aspect, overlooking scenic views of open fields. The garden to the rear has a paved patio forming an ideal space for al-fresco dining, and wraps around the sides of the property. Currently left unfinished, the remainder of the garden we understand will be laid to lawn, leaving a simple canvas for the new owner to landscape as they wish.

**SERVICES** The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Note, none of these have been tested by the agent.

In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

**EPC B.**

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** tbc.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard.

**COMMUNICATION SERVICES (source Ofcom)**

**Broadband:** Yes. Speed: Up to 35 mbps download, up to 7 mbps upload.

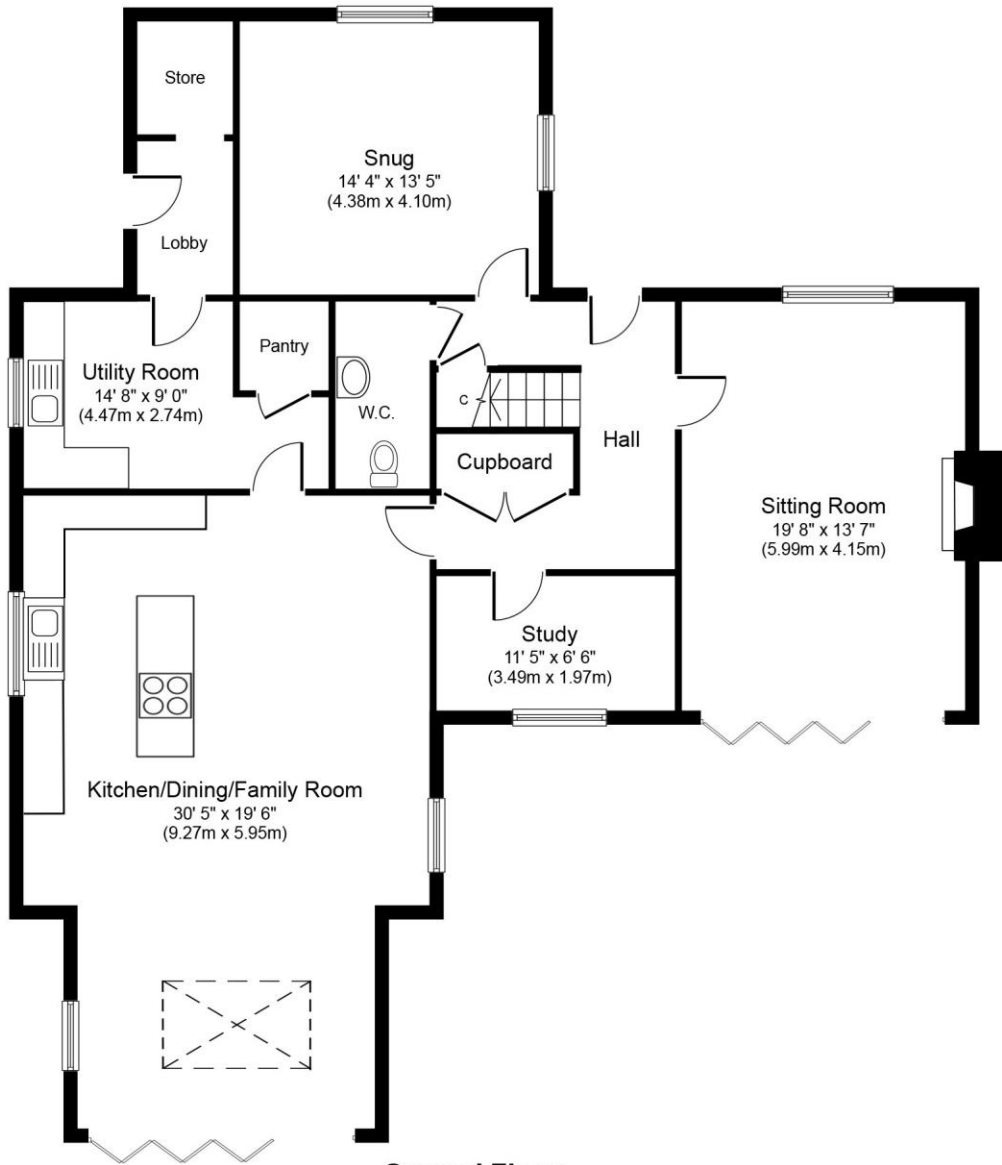
**Phone Signal:** Likely with Three, EE, O2 and Vodafone.

**WHAT3WORDS** ///present.blast.variances

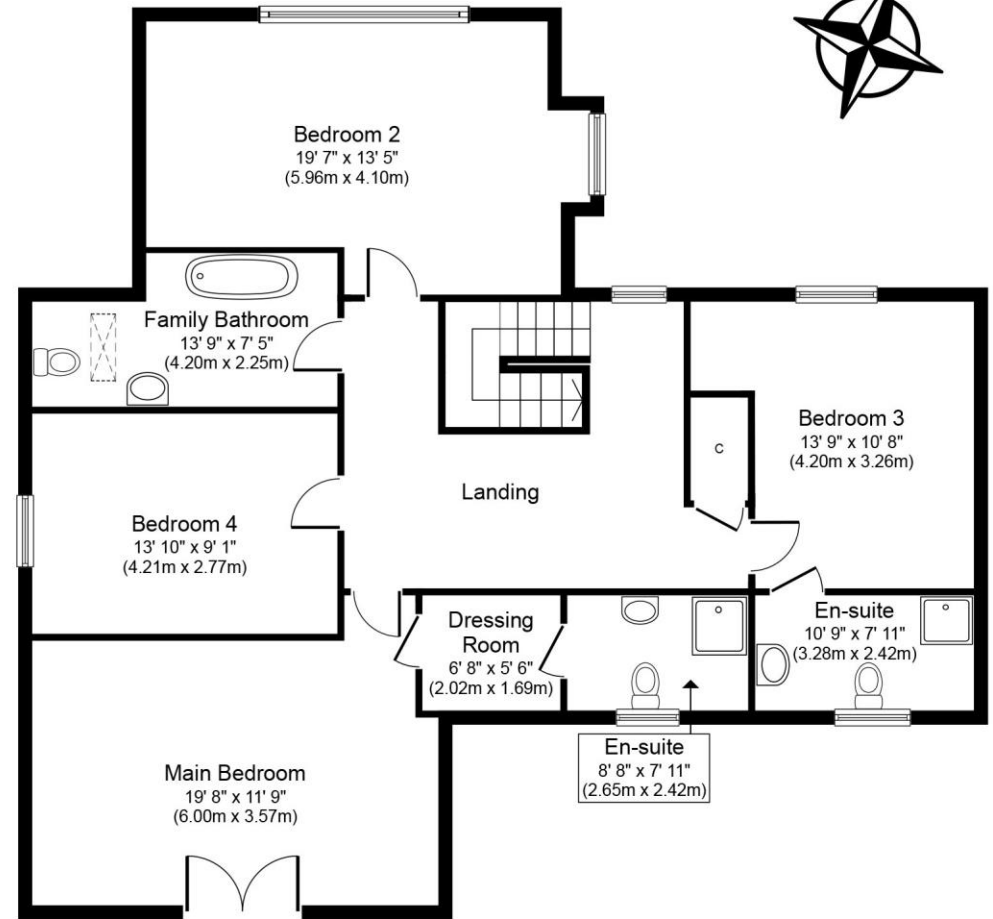
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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**  
**1,490 sq. ft.**  
**(138.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,344 sq. ft.**  
**(124.8 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.



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# ARTISTS IMPRESSION



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