



DAVID
BURR

26 Ashley Road,
Newmarket, Suffolk



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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.

Well-proportioned throughout, this stunning residence benefits from a versatile room comprising a spacious refitted kitchen/dining room leading to garden room, a formal sitting room and an extended family area with kitchen/bar and cloakroom, ideal for separate annexe living. With 5 true double bedrooms, 2 ensuite bathrooms and part converted double garage to front. Approached via an electric remote-controlled gate leading to extensive driveway allowing parking for numerous vehicles and complete with a fully enclosed south facing rear garden. No upward chain.

A beautiful, detached five bedroom (two en-suite) extended family home enjoying immaculate accommodation over 3,600sq ft, standing on the highly regarded South side of Newmarket with a stunning outlook to front over stud land.

Ground Floor

ENTRANCE PORCH With a glazed door leading through to the:

ENTRANCE HALL With staircase off rising to first floor understair storage recess and solid wood flooring.

CLOAKROOM Tiled and fitted with low level WC, radiator, and inset round sink with mixer tap above within a vanity unit with useful storage.

OFFICE/STUDY Solid wood flooring throughout, radiator and window to side. Internal door leading to the double garage.

SITTING ROOM With a gas feature fireplace and window to front and door leading to the annexe accommodation. Leading to:

KITCHEN A light and spacious family room with fitted double oven and microwave, range of integrated appliances with a matching range of base and wall units with granite surfaces over. Inset Blanco sink unit with mixer tap above, central island with a range of breakfast stools and wine cooler. Further doors opening to the rear garden and opening into:

DINING ROOM With double doors opening to the rear garden. A light and spacious area interlinking with the kitchen room and opening to:

UTILITY ROOM With space and plumbing for washing machine and inset sink unit with mixer tap and door to outside. Tiled flooring throughout.

ANNEXE/FAMILY/GAMES ROOM Accessed via the sitting room / kitchen with a large space providing excellent use as an annexe/ancillary accommodation, if so required, with separate en-suite shower room and kitchenette. Tiled flooring throughout with bi-folding doors opening to the rear terrace.

KITCHENETTE With breakfast bar, granite worksurfaces and inset sink unit with mixer tap above. Matching range of base and wall units, integrated dishwasher, wine cooler and underfloor heating throughout. Window to side.

CLOAKROOM Fitted with low level WC and providing space for a shower unit, if so required. Sink unit with mixer tap above, set within a vanity unit with useful storage.

First floor

LANDING A central landing with window to front affording views across Hill Side stud. Door to useful storage cupboard housing water cylinder and useful fitted shelving. Hatch to loft.

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MASTER BEDROOM Fitted with built in wardrobe unit with window to front and door leading to the **EN-SUITE** which is fully tiled and fitted with WC, walk-in shower with rainfall and handheld shower attachment. Window to side and chrome mounted heated towel radiator. Double sink unit and mixer tap. Underfloor heating throughout.

BEDROOM 2 Set to the rear of the property with window to rear affording views across the rear gardens, fitted double wardrobe units and door leading to the **EN-SUITE** which is fitted with low level WC, single sink unit, mixer tap above and window to rear. Walk-in shower with rainfall mounted shower attachment and chrome heated towel radiator. Underfloor heating throughout.

BEDROOM 3 With window to rear affording views across the rear gardens and double fitted wardrobes.

BEDROOM 4 With window to front affording views across the front and double fitted wardrobes.

BEDROOM 5 With window to rear affording views across the rear gardens and double fitted wardrobes.

FAMILY BATHROOM With underfloor heating throughout, chrome mounted heated towel radiator and walk in shower unit with rainfall mounted shower and handheld shower attachment. Fully tiled bath, low level concealed WC and sink unit set within a vanity unit with useful storage recess.

Outside

The property is bordered by a brick wall with off-street parking for many vehicles with a block paved driveway. 360-degree gated access and electrochromic gate to the front of the property, leading to the **GARAGE** which is partitioned into two spaces with space for a single vehicle with up and over door to front and light and power connected. Personnel door opening to rear leading to the **STORE ROOM** complete with fridge/freezer, wine cooler and door opening to the rear garden.

The gardens provide a large patio area ideal for entertaining, laid to lawn with a fence and tree line border and a shed. Gated side access and outside tap.

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 G. (£3,749.60 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Brick built.

WHAT3WORDS using.clinic.pony

EPC D.

COMMUNICATION SERVICES (source Ofcom):

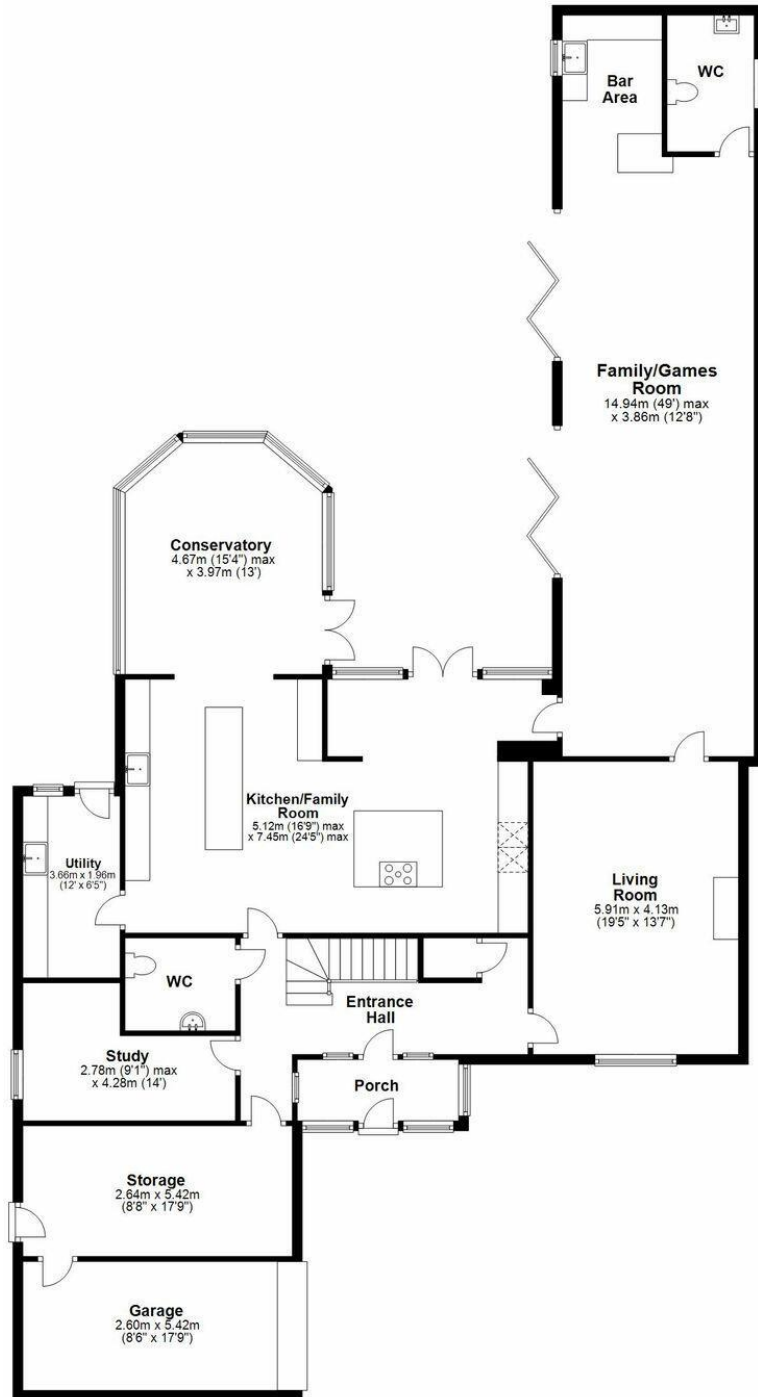
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

VIEWING by prior appointment only through David Burr estate agents.

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
Approx. 215.1 sq. metres (2315.7 sq. feet)



First Floor
Approx. 123.3 sq. metres (1327.4 sq. feet)



Total area: approx. 338.5 sq. metres (3643.1 sq. feet)



