



**Valpre, 60 Ashley Road
Newmarket, Suffolk**

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Valpre, 60 Ashley Road, Newmarket, Suffolk, CB8 8DB

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.

This unique detached individual home is situated on the outskirts of town convenient for local amenities. The property has been meticulously extended and updated in recent years to create a stylish and comfortable home, blending original period features with luxurious modern finishes with the added benefit of off-road parking, a double garage, large enclosed south facing rear garden with studio/home office and views to the front over adjacent studland.

A unique detached property with home office and views over studland.

Ground Floor

ENTRANCE LOBBY: With tiled flooring, coat rails, built-in shoe storage and doors opening into the:

HALLWAY: Featuring parquet flooring and stairs rising to the first floor.

SITTING ROOM: A charming double aspect room with built-in cupboards to the side.

LIVING ROOM: A lovely light room also featuring parquet flooring, extensively built-in cupboards and storage. Open-plan through to the:

KITCHEN/BREAKFAST ROOM: The hub of the home, this impressive space forms part of the recent extension and features a large roof lantern and sliding doors opening into the garden, filling it with natural light. The kitchen is fitted with a bespoke range of floor and wall units under granite worktops with a double Belfast sink inset with filtered and instant boiling water tap and waste disposal. Appliances include two Bosch ovens and a five-ring induction hob, integrated fridge, freezer and dishwasher. A large central preparation island provides further storage and a breakfast bar. Open-plan leading through to the:

DINING ROOM: Also featuring a large lantern light and sliding doors opening to the garden and built-in dresser.

UTILITY ROOM: With shelved pantry storage, Butler sink and plumbing for a washing machine, space for a tumble dryer and fridge/freezer.

SHOWER ROOM: Stylishly fitted with a white WC, wash hand basin, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

PLAYROOM: With outlook to the front.

First Floor

LANDING: Features an airing cupboard and doors to:

BEDROOM 1: A charming room featuring the original deco fireplace, built-in mirrored wardrobes and bay window to the front providing views over adjacent studland.

BEDROOM 2: With outlook to the rear.

BEDROOM 3: With built-in bunk beds, wardrobe and outlook over the rear garden.

BEDROOM 4: With bay window providing views to the front.

BEDROOM 5: With outlook to the rear.

BATHROOM: Tastefully fitted with a white WC, wash hand basin, bath with shower over and a heated towel rail.

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Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with up and over doors, light and power and adjacent wood store. A gated access leads to the rear gardens which enjoy a southerly aspect with various seating and dining areas and fruit trees, including apple and cherry. The detached **OFFICE/STUDIO** offers light and power and broadband and features a useful **Store Room** to the rear. The remaining gardens are predominantly lawned with mature shrubs and a barked play area, all enjoying the southerly aspect and a great deal of privacy.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. Underfloor heating to kitchen and dining room, utility and playroom. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: E. (£2,749.71 per annum)

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick and timber framed construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

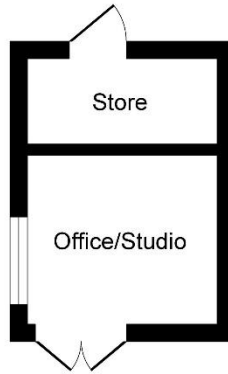
WHAT3WORDS: textiles.obstruct.breath

VIEWING: Strictly by prior appointment only through DAVID BURR.

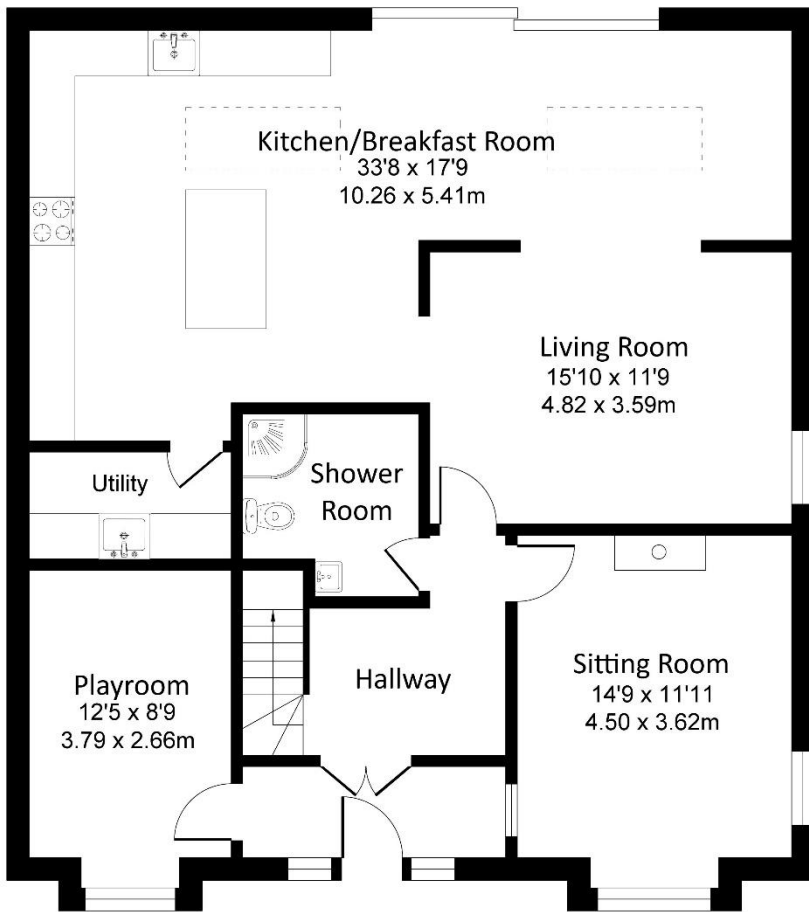
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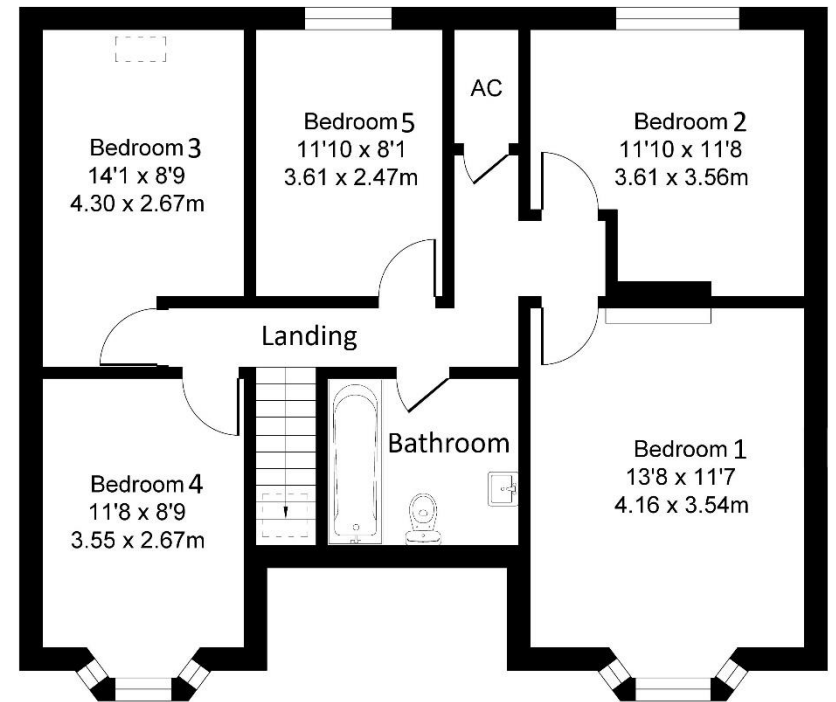
Outbuilding



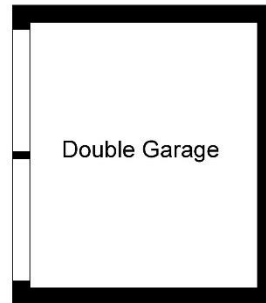
Ground Floor



First Floor



Garage



All Measurements are approximate and for display purposes only

