



**75 St. Johns Avenue
Newmarket, Suffolk**

**DAVID
BURR**



75 St. Johns Avenue, Newmarket, Suffolk CB8 8DE

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 well-presented and impressively spacious four-bedroom detached home with an integral fully functioning annexe situated within one of the town's most sought-after roads. The property boasts versatile accommodation throughout with an impressive asset to the home being the annexe which comprises an open plan kitchen/dining/living room as well as a large double bedroom complete with an ensuite. Externally offering ample driveway parking, and a well-presented front and south facing rear garden.

A large family home in a sought after setting in Newmarket with an integral fully functioning annexe.

Ground Floor

ENTRANCE HALL Entering in through the covered storm porch, there are stairs rising to the first floor and an understairs cupboard.

SITTING ROOM A large room with window to the front aspect and patio doors opening to the rear garden terrace.

KITCHEN/BREAKFAST ROOM A stylish and newly fitted kitchen with a range of matching base and wall units complete with worktops over which feature an inset sink and mixer tap. There is an electric oven with hob and extractor above, breakfast bar with storage below and two additional storage cupboards. Space and plumbing for water appliances with a large window to the front aspect.

Annexe

KITCHEN/DINING/LIVING ROOM Accessed from the rear garden, the stylishly fitted kitchen offers fitted units and drawers with granite worktops over and an inset butler sink. The dishwasher and extractor fan are integrated with further space for freestanding appliances. Tiled floor, ample dining/living space, window to rear aspect and French doors leading to the rear garden terrace.

BEDROOM With large window to the front aspect, the bedroom is

accessed through the **ENSUITE** which features a fully tiled walk-in shower with rain water head, a vanity sink unit with storage below as well as a separate WC.

First Floor

LANDING Window to front aspect and an airing cupboard.

MASTER BEDROOM Two windows to rear aspect, fitted wardrobes and an **ENSUITE** with a shower cubicle, vanity sink unit, WC, heated towel rail, partially tiled walls and a window to rear aspect.

BEDROOM 2 Window to rear aspect and a fitted wardrobe.

BEDROOM 3 Window to front aspect with laminate flooring.

BEDROOM 4 Window to front aspect.

BATHROOM Fitted with a shower cubicle, bath, wash hand basin, WC, heated towel rail and frosted window to side aspect.

Outside

The paved driveway offers ample parking for several vehicles and access to the rear garden. The remaining space to the front of the property is mainly

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lawned with hedging to the borders. The rear garden is predominantly lawned with two paved terraces to catch sun at various parts of the day and a shed in the back left corner. The raised beds are enclosed with timber sleepers and are planted with established shrubs, plants and trees.

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

EPC RATING: Band D.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: Band E (£2,673.37 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

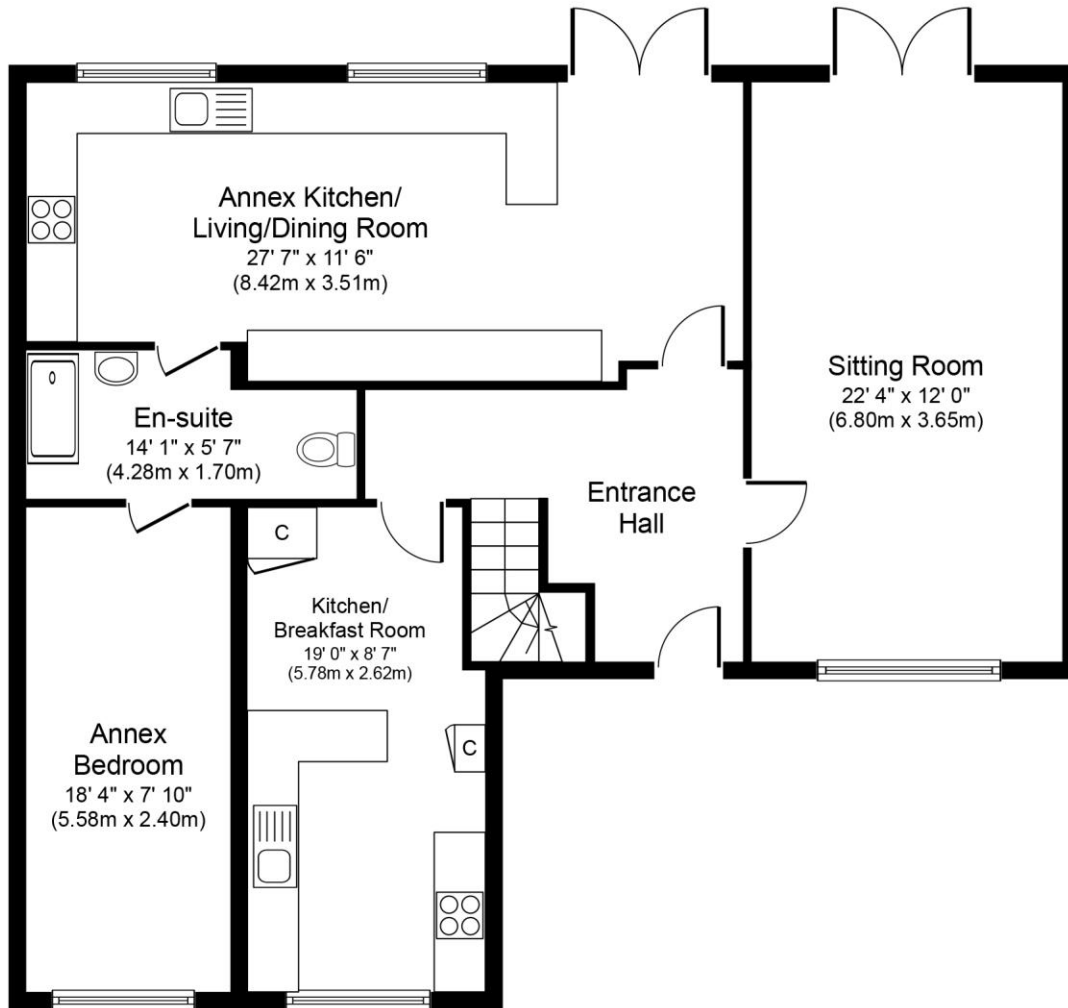
Phone Signal: Likely with all major providers.

WHAT3WORDS: squashes.handyman.fillers

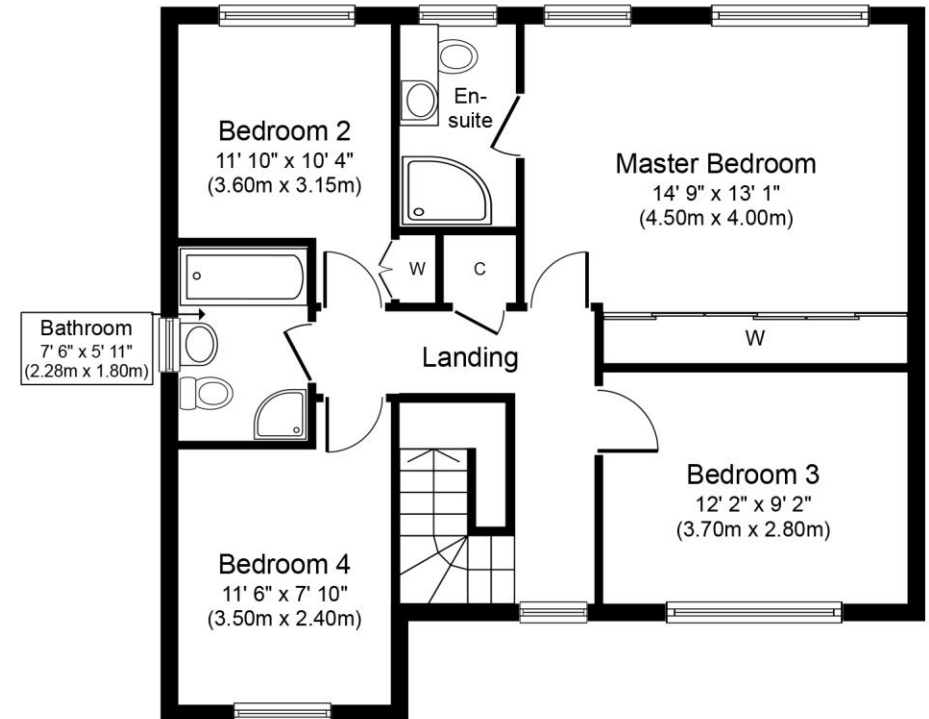
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,116 sq.ft.
(103.7 sq.m.)



First Floor
Approximate Floor Area
673 sq. ft.
(62.5 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.

