



**Wicket, Black Bear Lane
Newmarket, Suffolk**

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Wicket, Black Bear Lane, Newmarket, Suffolk, CB8 0JT

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.

Wicket is a spacious, double bay fronted period property in the heart of Newmarket, within walking distance of the high street and Newmarket train station. The property offers spacious, versatile accommodation and is immaculately presented throughout. Wicket is one of four properties built by Holland Builders of Newmarket in around 1912-18 all named with a cricket theme. The property has been tastefully renovated, retaining numerous original features, preserving the original charm and character of the property.

An immaculately presented four-bedroom Edwardian property in the heart of Newmarket town.

Ground Floor

ENTRANCE HALL Glazed front entrance with oak flooring, under stairs cupboard and stairs rising to the first floor, door through to:

SITTING ROOM With feature cast iron fireplace with inset wood burning stove and bay window overlooking the front aspect of the property.

CLOAKROOM Fitted with a low-level WC, wash hand basin, oak flooring and a frosted window to the side aspect.

KITCHEN/FAMILY ROOM A light spacious hub of the home with a large lantern window. With oak flooring underfoot and enjoying views to the rear garden via double glazed bi-folding doors. The kitchen comprises of a bespoke 'Neptune' solid oak kitchen under granite worktops with a double sink and Quooker hot water tap. Integrated appliances include a Siemens fridge/freezer, dishwasher, double oven, grill, microwave and plate warmer. The kitchen island incorporates a range of units for storage, and creates a breakfast bar for sitting. Inset into the island is a Siemens induction hob with matching extractor above. There is also ample room for a dining table and a further seating area. Door leading down to:

Basement Floor

BASEMENT/UTILITY ROOM Fitted with a range of base level units, solid wood worktops and space for a washing machine and tumble dryer. Window to the side aspect, gas fired boiler and pressurised hot water cylinder.

First Floor

LANDING With stairs to the second floor and doors leading to:

BEDROOM 1 A comfortable double with bay window overlooking the front of the property, as well as a blocked off fireplace.

BEDROOM 2 Another double with large sash window to side aspect

BEDROOM 3 With sash window to the rear aspect.

FAMILY BATHROOM A white suite comprising of a concealed flush WC, inset wash basin with vanity unit, panelled bath with dual shower over, part tiled walls, tiled flooring, heated towel rail and obscure glazed sash window to front aspect.

Second Floor

LANDING A versatile space currently used as a study with window overlooking the rear of the property.

BEDROOM 4 Large vaulted room with window to the front aspect of the property. This room also has a storage cupboard and access to the loft for storage

SHOWER ROOM: Partially tiled white suite comprising of WC, inset sink over a vanity unit, with glazed walk-in shower cubicle.

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Outside

The property is approached by a pathway leading to the front entrance door with flower and shrub borders with the remainder laid to lawn. To the side of the property is driveway parking for several vehicles; something rarely available in this proximity to the town centre. The rear garden has steps leading from the rear kitchen/family room to a large patio area, ideal for alfresco dining. The rest of the garden is mainly laid to lawn with a number of shrubs and trees completing the space.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

WHAT3WORDS chickens.headsets.urban

EPC Band E.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

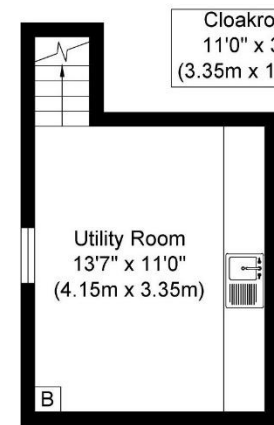
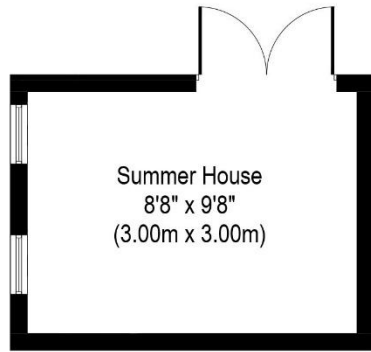
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

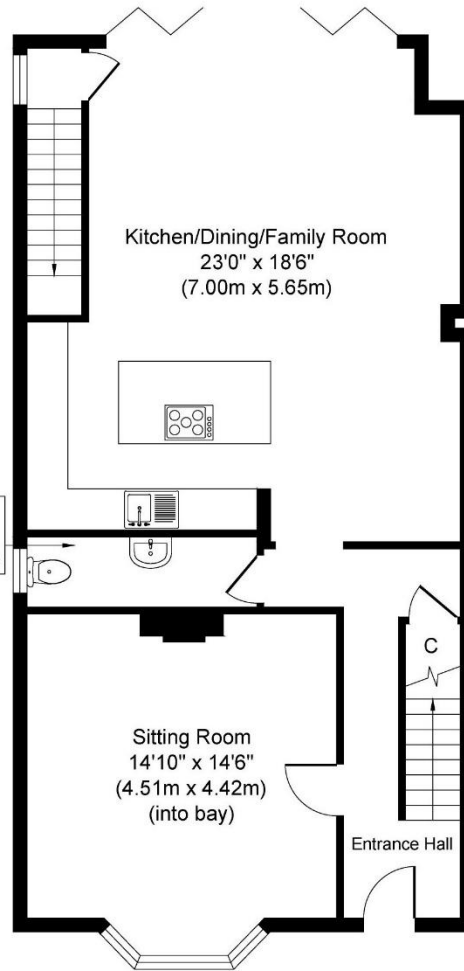
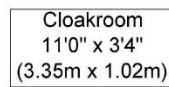
VIEWING by prior appointment only through David Burr estate agents.

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.

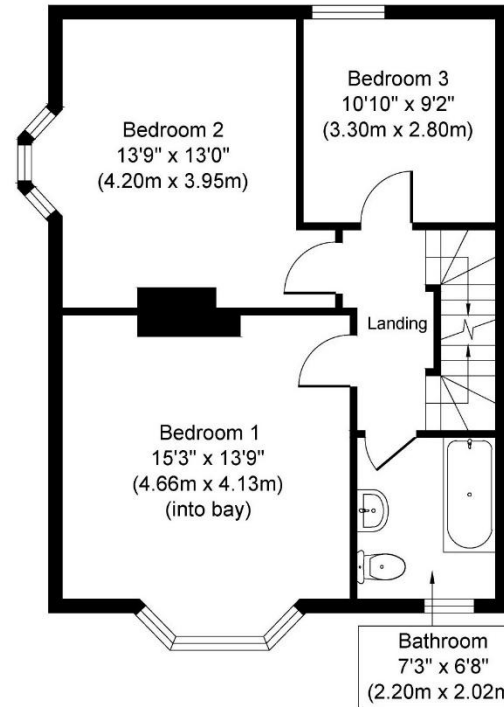




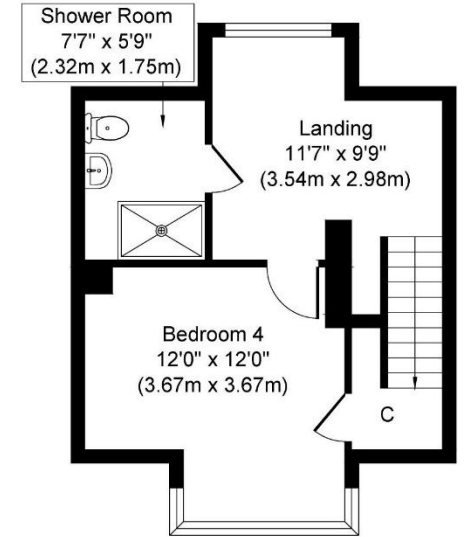
Basement
Approximate Floor Area
161 sq. ft
(14.94 sq. m)



Ground Floor
Approximate Floor Area
860 sq. ft
(79.94 sq. m)



First Floor
Approximate Floor Area
588 sq. ft
(54.65 sq. m)



Second Floor
Approximate Floor Area
330 sq. ft
(30.63 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.

