



**13 Hallwyck Gardens,  
Newmarket, Suffolk**

**DAVID  
BURR**





# 13 Hallwyck Gardens, Newmarket, CB8 9JR

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 substantial three-bedroom detached property measuring in excess of 1,500 sq. ft in this tucked away position within walking distance of Newmarket town centre. The property has been renovated to a high standard in recent years with a newly fitted, open-plan kitchen/dining room as well as a separate sitting room. Upstairs there are three double bedrooms, the master of which enjoys an ensuite. Externally the property has ample off-street parking and mature landscaped gardens to the rear.

## Ground Floor

**ENTRANCE HALL** A bright space with stairs rising to the first floor, and space for storing coats and shoes underneath. Doors leading to:

**SITTING ROOM** A spacious and bright double aspect room with a large window to the front aspect and French doors leading out to the rear garden. There is also a feature fireplace.

**KITCHEN/DINING ROOM** Newly fitted in recent years; the kitchen is open-plan to provide a real hub of the home. There are a range of fitted base and matching wall units complete with composite worktops over. An inset sink overlooks a window to the rear aspect with a mixer tap also. Additional integrated appliances include a double electric oven, an induction hob with extractor above, a fridge/freezer, a dishwasher, wine fridge and even a bin drawer. The space also has ample space for dining, French doors out to the rear gardens and a door leading to:

**STUDY** Having originally been an oversized utility, the space has now been split to feature a study with glazed door leading out to the rear garden.

**UTILITY** Fitted with a range of base and matching wall units complete with worktops over. There is an inset sink, plumbing for water appliances and is also an additional storage cupboard with the boiler housed in this space.

**CLOAKROOM** With pattern tiled floor, the space is fitted with a WC and hand wash basin. With frosted window to the front aspect.

## First Floor

**LANDING** With window to the front aspect, loft access and airing cupboard. Doors to:

**MASTER BEDROOM** A large double bedroom with fitted storage and a window looking onto the rear gardens. The space also benefits from an **ENSUITE** which has been updated to feature a large double width walk in shower, a hand wash basin, WC, heated towel rail and ample fitted storage too. With window to the front aspect.

**BEDROOM 2** Another comfortable double with built in sliding wardrobes. Also, with window to the rear aspect.

**BEDROOM 3** Further double bedroom with fitted wardrobe storage and a window to the front aspect.

**BATHROOM** Updated in recent years to combine two bathrooms is this stylishly fitted space. Featuring extensive tiling, a bath, separate walk-in shower, WC, hand wash basin and heated towel rail. Also, with frosted window to the rear aspect.



# 13 Hallwyck Gardens, Newmarket, CB8 9JR

## Outside

The property is set in a quiet cul-de-sac position, just a short walk from the town centre. The front of the property is approached by a driveway which provides ample off-street parking. The remainder of the front aspect is mainly laid to lawn and also has a selection of shrubs. There is side access leading into the rear gardens which are mature and private on all sides. The space is mainly laid to lawn with well stocked borders with a host of plants and shrubs. There is additionally a paved terrace ideal for alfresco entertaining and the space is complete with a timber shed.

## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC** TBC.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F.** (£3,345.04. per annum)

**TENURE** Freehold.

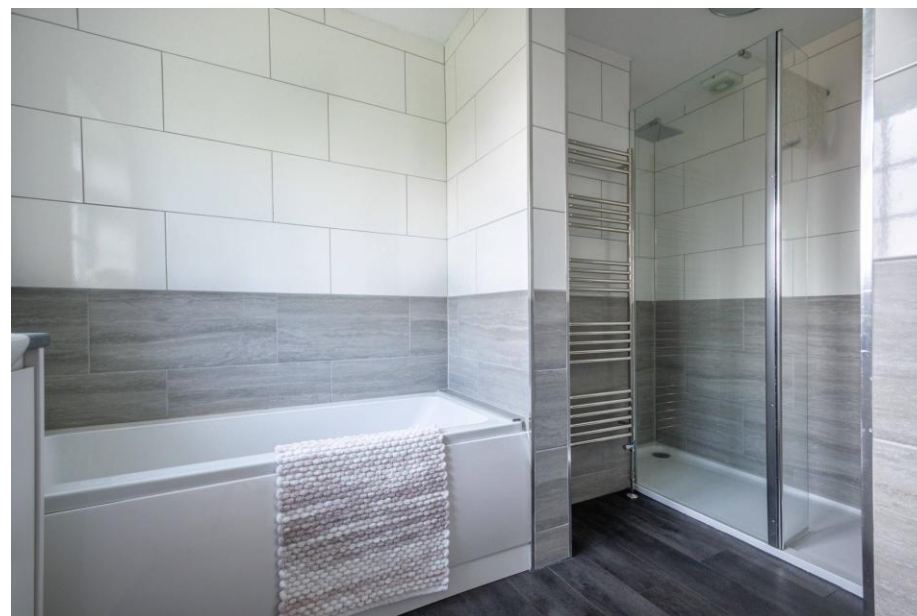
**CONSTRUCTION TYPE** Standard brick construction under slate roof.

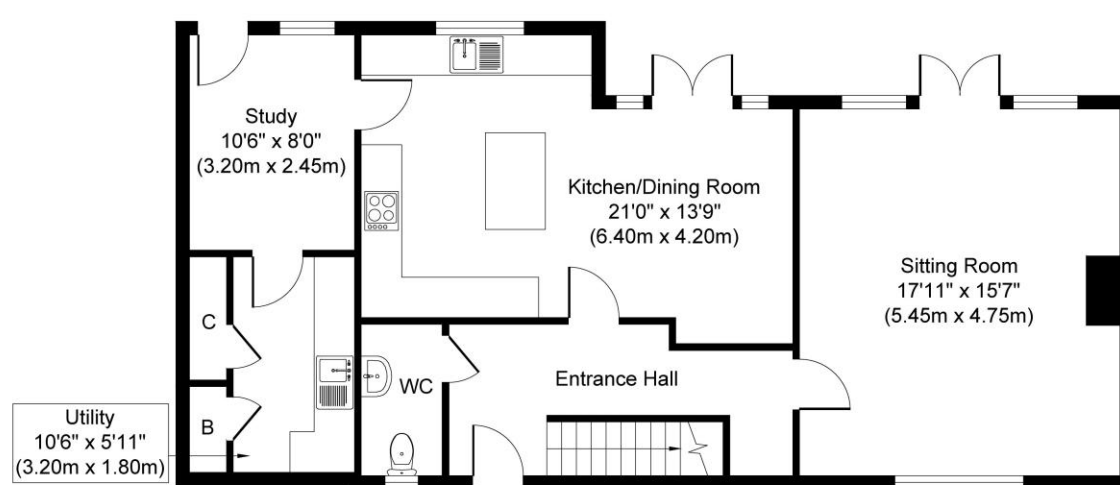
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** ramble.truffles.bedrock

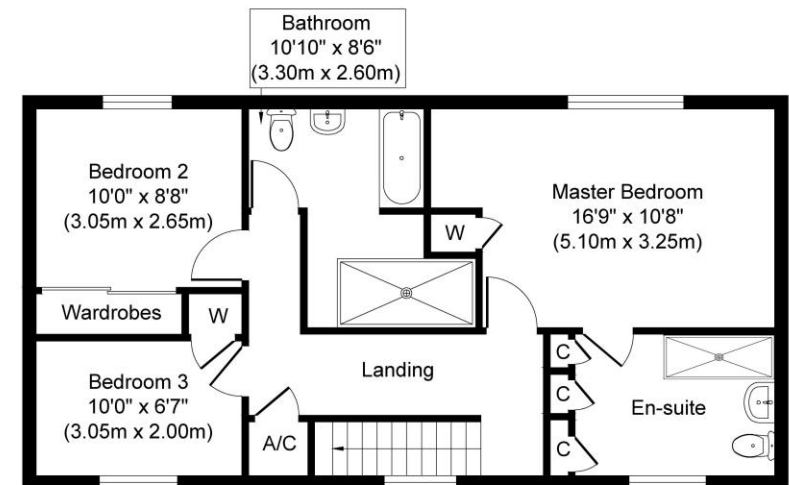
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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**  
**878 sq. ft**  
**(81.65 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**642 sq. ft**  
**(59.67 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.



