



8 Doris Street,
Newmarket

DAVID
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8 Doris Street, Newmarket, CB8 0LD

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 truly stunning three-bedroom period family home, beautifully positioned on a highly sought-after Victorian street just moments from the town centre. Tastefully updated and improved, the property offers a seamless blend of style, character, and modern convenience, spread over three floors and offering more than 1,000 sq. ft of accommodation. Externally, it benefits from a low-maintenance courtyard garden. An ideal purchase for first-time buyers.

An outstanding Victorian property offering over 1,000 sq.ft of beautifully presented accommodation, including a welcoming sitting room with a log-burning stove, a refitted kitchen/dining area, three bedrooms, and an impressive family bathroom.

Ground Floor

SITTING ROOM A warm and inviting living space with a sash window to the front, a feature log-burning stove, and bespoke alcove shelving with built-in storage. A sliding door leads to the inner hallway, with stairs rising to the upper floors and access to the kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM Recently refitted to a high standard, this stylish kitchen boasts a central island, sleek quartz worktops, and a range of contemporary gloss wall and base units. It includes an inset sink with mixer tap, integrated dishwasher, and space for a fridge freezer. A cleverly designed larder area sits beneath the stairs, with an open-plan flow into the dining area.

DINING AREA Bright and airy, featuring a ceiling lantern and large sliding doors opening directly onto the rear garden—ideal for entertaining or everyday family living.

First Floor

The staircase leads to the first floor, where you'll find:

FAMILY BATHROOM An impressive, fully refitted space with a freestanding clawfoot roll-top bath, a large double shower enclosure with rainfall and handheld attachments, fully tiled walls, a sash window to the rear, pedestal wash basin, WC, and additional alcove shelving for storage.

BEDROOM 1 A generously sized double room with a sash window to the front.

Second Floor

BEDROOM 2 A bright and spacious double bedroom with a sash window to the front, offering a peaceful retreat at the top of the house.

BEDROOM 3 A versatile third double bedroom, presently serving as a home office, nursery, or guest room, featuring a sash window overlooking the rear.

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Outside

The low-maintenance rear garden is fully enclosed and features a decked seating area, small garden shed, and gated access to the rear—perfect for enjoying outdoor living.

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.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND C. (£2,058.49 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction under tiled 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 vanished.inclined.underline

VIEWING Strictly by prior appointment only through DAVID BURR.

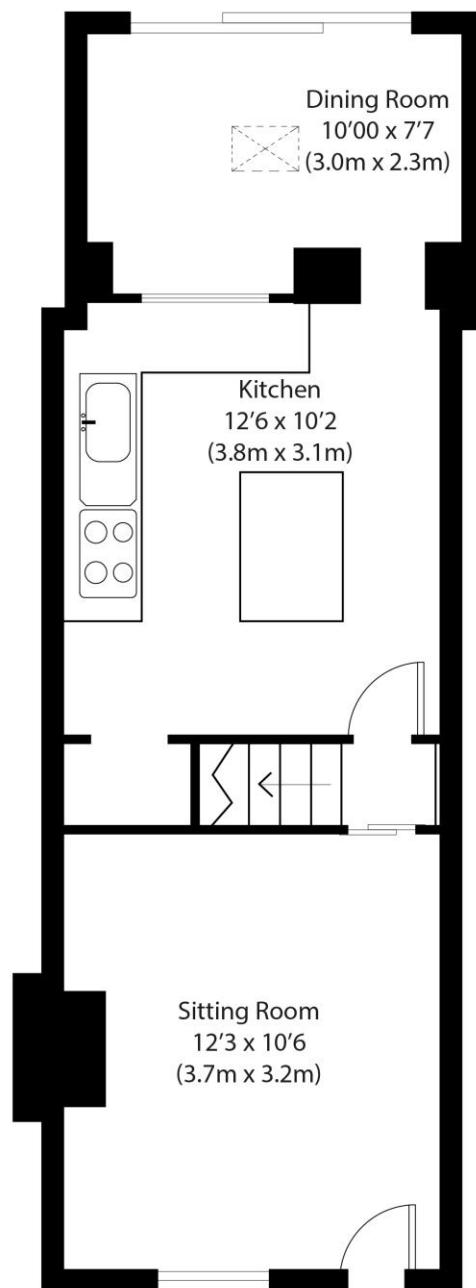
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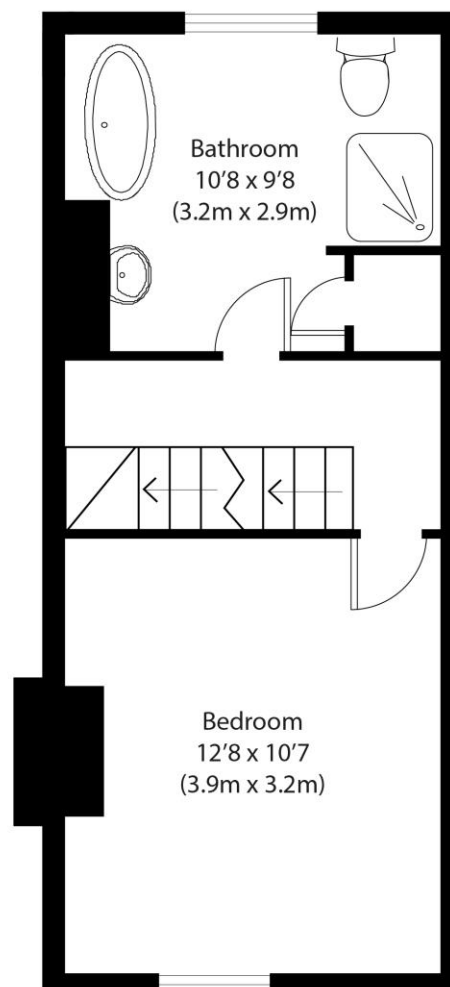


Approximate Gross Internal Area 1020 sq ft (95 sq m)

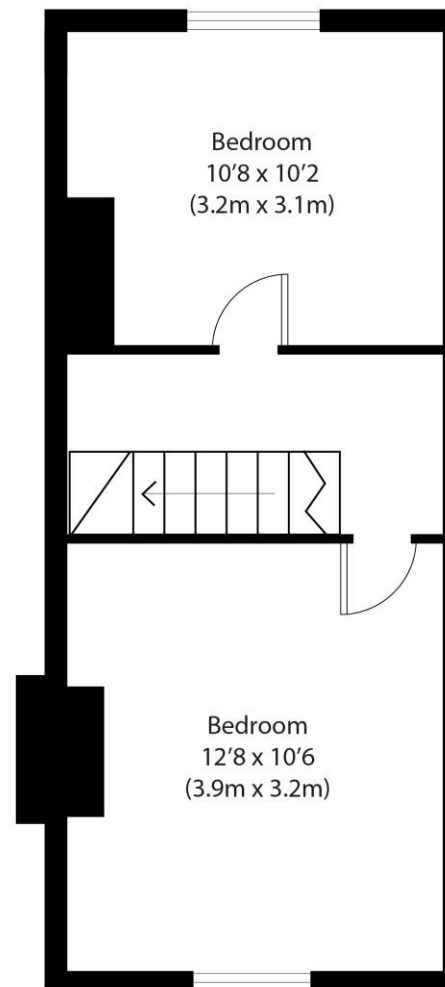
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Ground Floor



First Floor



Second Floor

