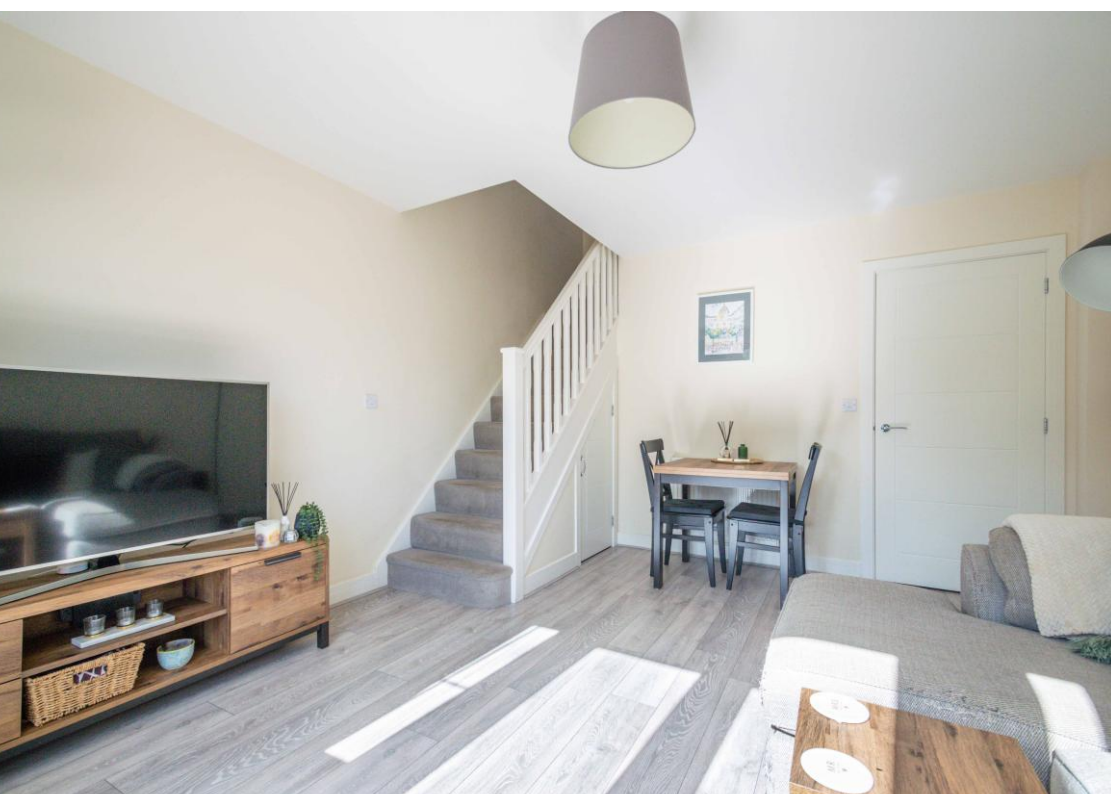




**8 Griffin Gardens,
Newmarket, Suffolk**

**DAVID
BURR**



8 Griffin Gardens, Croft Road, Newmarket, Suffolk, CB8 0AG

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.

An attractive and thoughtfully designed two-bedroom end-of-terrace home, forming part of an exclusive, small-scale development in a well-connected location. This property features modern finished throughout, two double bedrooms upstairs, as well as a private enclosed rear garden and an allocated parking space with additional guest parking.

A stylish two-bedroom end-of-terrace home with modern finishes, private garden, and allocated parking in a sought-after development.

Ground Floor

ENTRANCE HALL A welcoming space with doors leading to the principal ground floor rooms.

KITCHEN Beautifully appointed with a range of wall and base units with worktops over. Integrated appliances include an electric oven, 4-ring electric hob with extractor above, and a fridge/freezer. There is also space and plumbing for a washing machine, along with a stainless-steel inset sink and mixer tap set beneath a front-facing window.

CLOAKROOM Fitted with a WC and hand wash basin, tiled flooring, and a useful storage cupboard.

SITTING/DINING ROOM A generous dual-purpose space ideal for entertaining. With stairs rising to the first floor and a useful under-stairs storage cupboard, the room is further enhanced by French doors opening out to the rear garden, allowing for plenty of natural light.

First Floor

LANDING With window to the side aspect, loft access and doors to the bedrooms and bathroom.

BEDROOM 1 A spacious double bedroom overlooking the rear garden, complete with a built-in cupboard.

BEDROOM 2 A further well-proportioned double bedroom enjoying a view to the front aspect.

BATHROOM Fully tiled and fitted with a modern white suite comprising a panelled bath with shower over and glass screen, WC, hand wash basin, and a heated towel rail.

Outside

The front of the property is accessed via a metal gate and a number of shrubs. To the rear, the garden is enclosed, offering a low-maintenance outdoor space ideal for entertaining or relaxing. Parking is provided via an allocated space, with additional visitor parking available for shared use.

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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.

LOCAL AUTHORITY West Suffolk Council.

COUNCIL TAX BAND B. (£1,801.18 per annum)

EPC Band B.

TENURE Freehold.

ABENTS NOTE There is an annual service charge for maintenance of the car park and communal areas of circa £300 per annum.

CONSTRUCTION TYPE Brick construction under tiled roof.

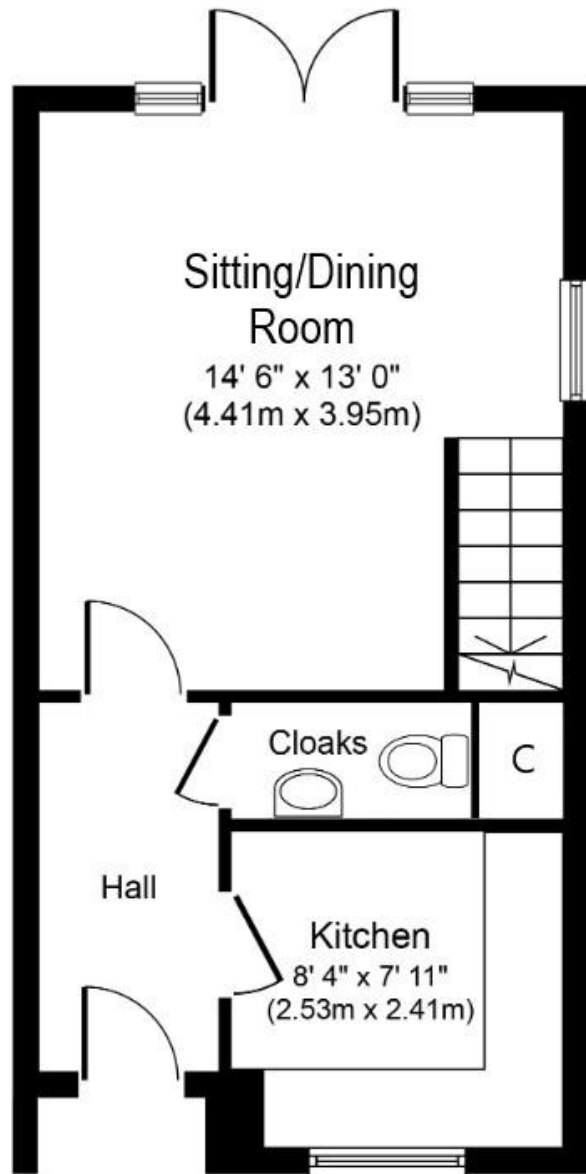
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS owls.showering.wink

VIEWING Strictly by prior appointment only through DAVID BURR.

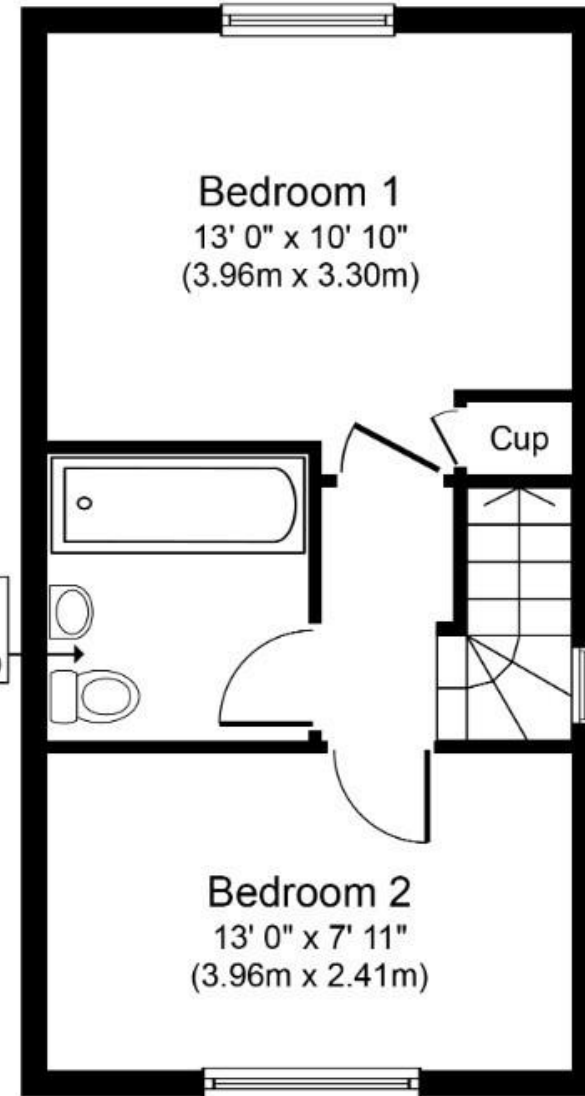
NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation 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
332 sq. ft.
(30.8 sq. m.)

Bathroom
 6' 11" x 6' 4"
 (2.12m x 1.93m)



First Floor
Approximate Floor Area
340 sq. ft.
(31.6 sq. m.)

