



**70 Drinkwater Close,
Newmarket**

**DAVID
BURR**



70 Drinkwater Close, Newmarket, CB8 0QW

Nestled in the heart of Suffolk's celebrated horse-racing country, Newmarket is a town of distinguished charm and international renown. Famed as the home of British horseracing, its rich heritage is complemented by a vibrant modern community, offering elegant period properties, boutique shopping, and a superb selection of restaurants and cafés. The town benefits from excellent transport links to both Cambridge and London, yet retains a sense of rural tranquillity, surrounded by rolling countryside and historic landmarks. Whether drawn by its equestrian prestige or refined lifestyle, Newmarket remains one of the region's most sought-after places to live.

A well-presented semi-detached bungalow set within a quiet and popular area of Newmarket, close to local amenities. The property offers versatile single-level living with light-filled reception spaces including a comfortable sitting room, dining room with doors to the garden, and a bright conservatory. Further accommodation includes a fitted kitchen, study, and a stylish shower room. Externally, the home enjoys a private rear garden with paved seating areas and mature planting, together with ample driveway parking, a carport, and a detached single garage.

A well-presented semi-detached bungalow in a sought-after Newmarket location, offering light-filled living, private gardens, and ample parking with carport and garage.

Ground Floor

ENTRANCE HALL Access to the property via the front door, with windows to the front and side aspects. Provides entry to the study.

STUDY A versatile room featuring fitted wardrobes, ideal for use as a home office or reading space.

INNER HALLWAY With fitted cupboards providing useful storage and housing the hot water cylinder. There is also access to the loft space.

LIVING ROOM A spacious and comfortable reception room featuring a gas fireplace, creating a welcoming focal point.

DINING ROOM With a window to the side aspect and doors opening onto the garden. The room benefits from deluxe roof lights and sliding doors leading through to the conservatory.

CONSERVATORY A bright and airy space with glazed windows offering pleasant views over the rear garden — perfect for relaxing or entertaining.

KITCHEN Fitted with a range of matching eye and base level storage units, inset stainless steel sink and drainer, and a cupboard housing the gas boiler. Appliances include a built-in double oven and a four-ring gas hob, with space for a washing machine. A window to the rear aspect provides views over the garden.

BEDROOM A well-proportioned double bedroom with fitted wardrobes and a window overlooking the front aspect.

BATHROOM A well-appointed suite comprising a walk-in, double-width shower, low-level WC, and wash hand basin with vanity storage. Obscured window to the side aspect.

Outside

The front of the property features a block-paved driveway and carport providing off-road parking for several vehicles. To the rear, there is an enclosed garden with raised beds, paved seating areas ideal for outdoor dining, and a variety of mature shrubs and plants. A single detached garage offers additional storage or parking.

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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 TBC

TENURE Freehold.

CONSTRUCTION TYPE 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.

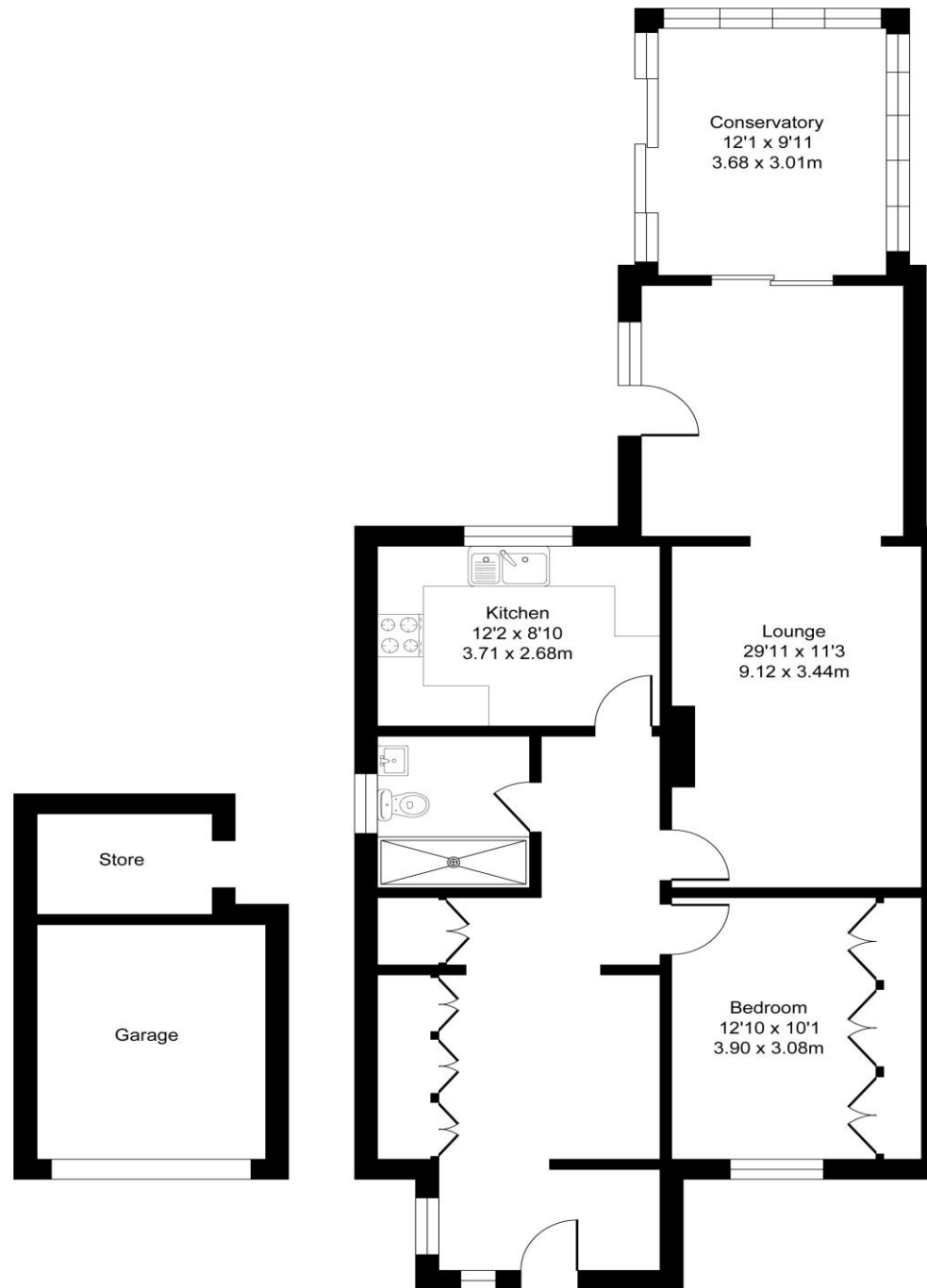
WHAT3WORDS enchanted.calculating.emporium

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total Area: 84.6 m² ... 911 ft²

All Measurements are approximate and for display purposes only