



DAVID
BURR

53 Meadow Lane,
Newmarket





53 Meadow Lane, Newmarket, Suffolk, CB8 8FZ

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.

This beautiful family residence is presented to a stunning standard and enjoys a generous corner plot position within the sought-after Meadow Lane development. The property benefits from an impressive configuration, including a superb open-plan kitchen/family room, dining room, sitting room, study, utility, five bedrooms, two en suites, and a double garage, part-converted into a gym. The established gardens are incredibly private and of a good size, and the property is offered to the market with the advantage of no upward chain.

Spectacular five-bedroom detached executive family home measuring over 3,100 sq ft, located within a sought-after development with double garage and private gardens.

ENTRANCE HALL A welcoming and impressive entrance hall with a part-glazed front door and windows to the front aspect. A striking oak staircase rises to the first floor, while two generous under-stairs storage cupboards sit either side and interconnect, providing excellent hidden storage.

SITTING ROOM A beautifully proportioned reception room featuring an attractive brick fireplace with gas fire, offering potential for conversion to a logburning stove. French doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor living.

KITCHEN / BREAKFAST / FAMILY ROOM The heart of the home — this stunning, modern, open-plan space has been refitted to a high standard. Offering a comprehensive range of contemporary wall and base units with quality worktops and a 1½ bowl under-mounted stainless-steel sink. High-end integrated appliances include a Liebherr wine cooler, Neff dishwasher, Siemens American-style fridge freezer, two Siemens fan ovens, and a five-ring induction hob with extractor. The kitchen flows effortlessly into a spacious family/breakfast area with French and Island doors opening onto the rear garden, a rear-facing window, and direct access to the utility room — ideal for modern family life and entertaining.

STUDY A bright and versatile home office or snug, featuring a large bay window overlooking the front aspect.

UTILITY ROOM Well equipped with a range of fitted units, worktops, inset stainless-steel sink, integrated washing machine, and space for a tumble dryer. Houses the wall-mounted Vaillant gas boiler.

CLOAKROOM Stylishly fitted with WC, wash basin, and part-tiled walls and flooring.

First Floor

GALLERIED LANDING A light and airy galleried landing with window to the front, doors to all bedrooms, and a large airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM An impressive principal suite featuring two walk-in wardrobes and a large feature window to the side, along with additional windows to the front.

EN-SUITE Luxuriously appointed with a double shower cubicle, panelled bath, WC, vanity wash basin, heated towel rail, extractor fan, and fully tiled walls and flooring.

BEDROOM 2 A spacious double bedroom with fitted wardrobes, rear-facing window, and its own en-suite shower room.

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EN-SUITE Comprising shower, WC, vanity wash basin, heated towel rail, and tiled walls and flooring.

BEDROOM 3 A generous double bedroom with fitted wardrobes and a window to the front aspect.

BEDROOM 4 Another well-proportioned double bedroom with built-in wardrobes, loft access and window overlooking the rear garden

BEDROOM 5 Double bedroom with built-in wardrobes, and a rear-facing window.

FAMILY BATHROOM Fitted with a Jacuzzi bath, separate shower cubicle, WC, vanity wash basin, heated towel rail, side window, and fully tiled walls and flooring.

Outside

The property is approached through an attractive five-bar gate, opening onto a substantial block-paved driveway providing parking for multiple vehicles.

DOUBLE GARAGE The garage has been cleverly part-converted to create a **home gym** with padded flooring and TV connection. The remaining section functions as a traditional garage with power and lighting. Both benefit from remote-controlled electric doors and rear access to the garden.

REAR GARDEN A beautifully landscaped garden featuring raised beds and borders, alongside an extensive patio area ideal for outdoor dining and entertaining. Additional benefits include an outside tap, exterior lighting, and gated side access to the front.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,303.99 per annum)

EPC TBC

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.

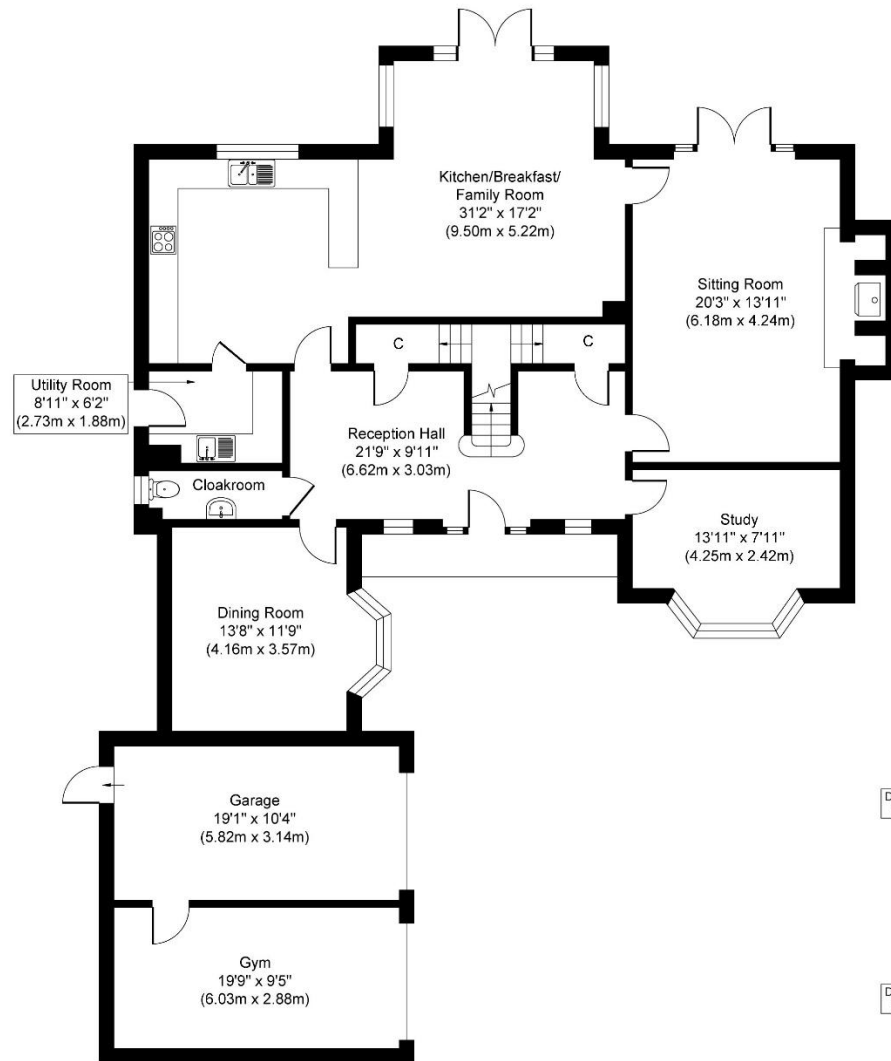
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS among.frantic.trickles

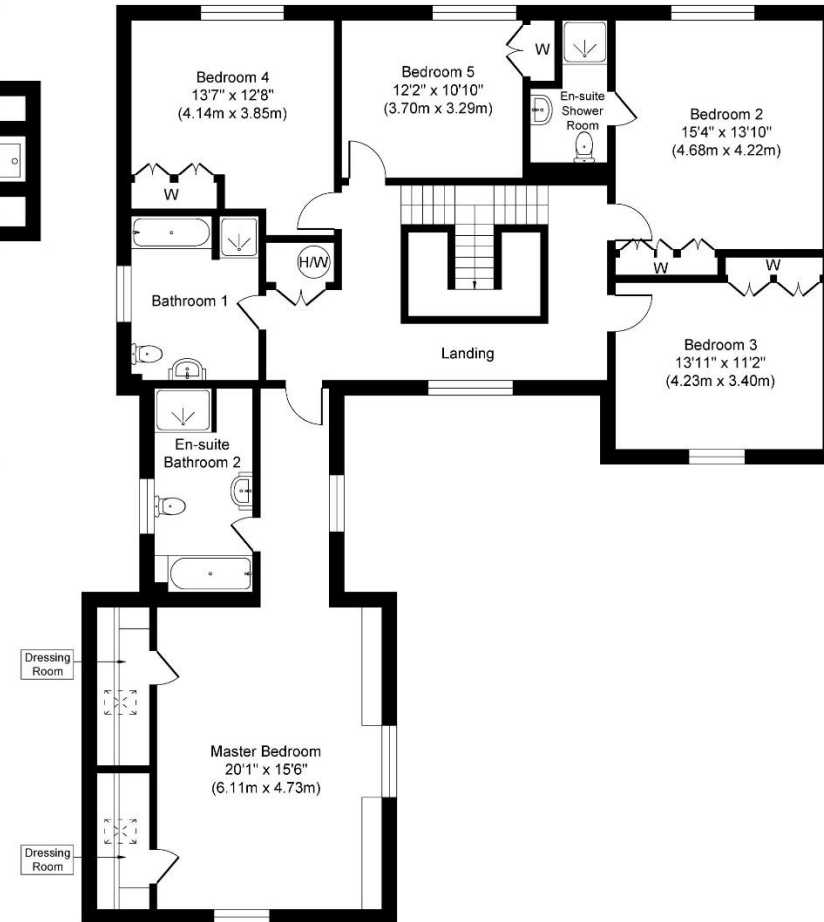
VIEWING Strictly by prior appointment only through DAVID BURR.

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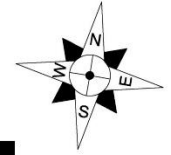




Ground Floor
Approximate Floor Area
1883 sq. ft
(174.95 sq. m)



First Floor
Approximate Floor Area
1743 sq. ft
(161.95 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.

