



12 The Dip
Newmarket

DAVID
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12 The Dip, Newmarket, Suffolk CB8 8AH

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 idyllically positioned and particularly well-presented detached bungalow measuring close to 1,800 sq.ft of accommodation set within gated grounds. The spacious and stylishly presented accommodation offers an entrance hall, a large and impressive open plan kitchen/dining/sitting room, a master suite with dressing room and ensuite, two further bedrooms and a bathroom. Externally boasting gated driveway parking, a detached garage, large outbuilding and well-manicured gardens.

An abundantly impressive detached bungalow boasting an idyllic setting on the edge of Newmarket town.

KITCHEN / DINING / SITTING ROOM A particularly impressive and large open plan room with a stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset sink. Integrated appliances include a fridge-freezer, wash machine and dishwasher with a freestanding Rangemaster cooker. Ample dining and seating space, windows to side aspect and broad bi-folding doors opening to the front garden terrace.

MASTER BEDROOM A large and luxurious room with an inset woodburning stove, windows to side aspect, French doors opening to the rear garden, a **DRESSING ROOM** with fitted wardrobes and an **ENSUITE** that is extensively tiled with a double sized shower, WC, wash hand basin, heated towel rail and window to rear aspect.

BEDROOM 2 Fitted wardrobes and windows and a door leading to the rear garden.

BEDROOM 3 Window to rear aspect and fitted wardrobes.

BATHROOM Extensively tiled with a bath and a shower over, wash hand basin, WC, heated towel rail, backlit mirror and window to side aspect.

Outside

The property is approached through the electric gates that open to the large driveway providing ample parking and access to the **DETACHED GARAGE** and further spacious **OUTBUILDING** that's positioned at the rear of the property. The remaining front aspect is predominately lawned with established hedging to the borders and trees. The rear aspect is also mainly lawned with a shed, partially planted rockery and again, mature hedging to the borders.

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SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E.

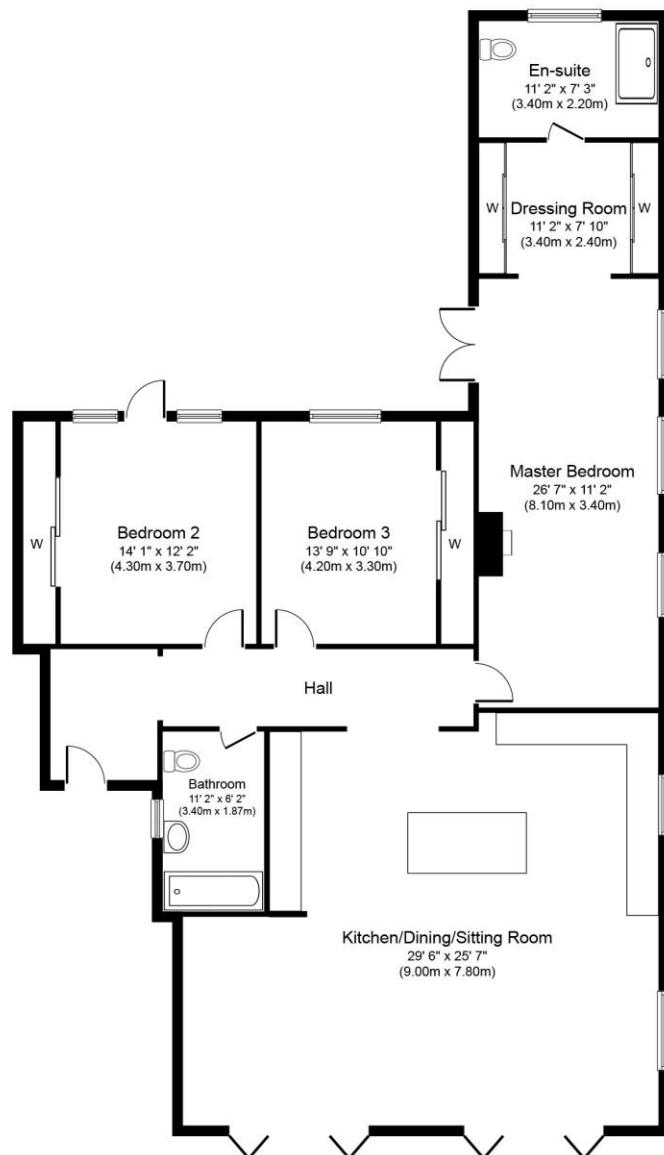
TENURE Freehold.

WHAT3WORDS careless.kidney.tinsel

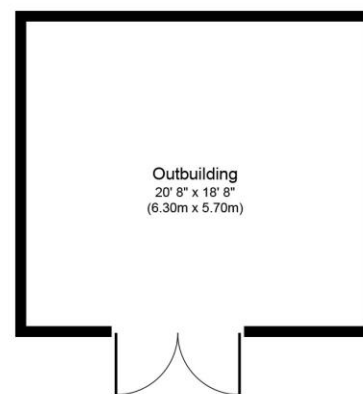
EPC C.

VIEWING by prior appointment only through David Burr estate agents.

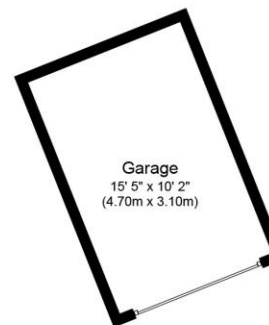




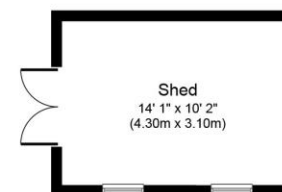
Approximate Floor Area
1,782 sq. ft.
(165.6 sq. m.)



Outbuilding
20' 8" x 18' 8"
(6.30m x 5.70m)



Garage
15' 5" x 10' 2"
(4.70m x 3.10m)



Shed
14' 1" x 10' 2"
(4.30m x 3.10m)

Outbuilding
Approximate Floor Area
553 sq. ft.
(51.4 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.

