



Edinburgh Road, Newmarket, CB8 0QE

**CHEFFINS**

## Edinburgh Road

Newmarket,  
CB8 0QE

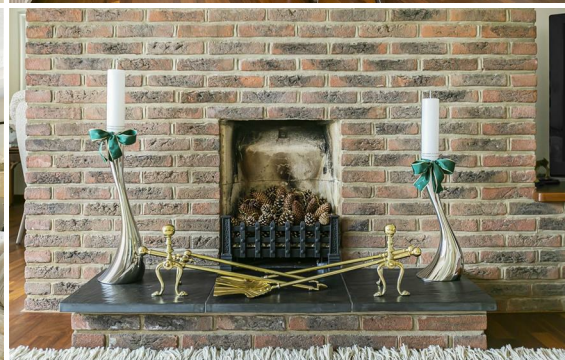
- Individual Detached House
- 3 Double Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Character Modern Property
- Excellent Presentation
- Delightful Gardens
- Double Garage & Driveway

An individual modern 3 bedroom architect designed detached house standing in a corner plot in a popular non-estate town location. The property benefits from a large double aspect living room, a separate dining room and a well equipped modern fitted kitchen. Additional features include 3 double bedrooms, a bathroom and an ensuite shower room on the first floor and a detached double garage to the rear. A particular feature is the beautifully maintained part walled and railed gardens with established flowers and shrubs.

3 2 2

Guide Price £480,000





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

## ENTRANCE HALL

with stairs leading to the first floor.

## CLOAKROOM

with character circular hand basin, low level WC.

## LIVING ROOM

a substantial double aspect room with engineered Iroko wood flooring, open fireplace with slate hearth and brick surround, glazed aspect to the rear with a large door opening to the garden with electronic window blinds, internal window shutters, archway opening to;

## DINING ROOM

with engineered Iroko wood flooring and internal window shutters.

## KITCHEN

with a range of modern base and wall mounted units, Corian worktops with integral sink, integrated double oven and grill, 4 ring ceramic hob with stainless steel extractor hood over, integrated Bosch dishwasher, breakfast bar, display cabinets with lighting, Amtico flooring.

## FIRST FLOOR

### LANDING

with a large airing cupboard with gravity fed hot water cylinder, access to large attic space with light.

### BEDROOM 1

a double aspect room, opening to;

### ENSUITE AREA

with a tiled shower cubicle, Amtico flooring.

### BEDROOM 2

A double sized room.

### BEDROOM 3

A double sized room.

## BATHROOM

with a bath with shower over, hand basin with cupboard storage, low level WC, bidet, granite tiled flooring with under floor heating.

## OUTSIDE

The property stands in a corner plot with attractive well maintained front and side gardens meticulously maintained and laid to lawn with established shrubs, trees and flower borders, ColourFence railings and wrought iron gates and a brick wall to the side. Access via a pathway leads to a covered veranda and open plan porch area. Pedestrian gated access to either sides of the property leads to a beautifully presented part walled rear garden with manicured lawns, shingled pathways and seating area, a wealth of established trees and shrubs and flower borders. Wrought iron gated access to the rear leads to a shingled driveway and a;

## DOUBLE GARAGE

with light and power, pedestrian door to the side.

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1345

Parking - Garage & Driveway

### Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired radiators and boiler.


Broadband Connected - Yes

Broadband Type - Fibre to the property

Mobile Signal/Coverage - Likely with EE and Vodafone





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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 Local Authority - West Suffolk





Approximate Gross Internal Area 1342 sq ft – 125 sq m  
 Ground Floor Area 696 sq ft – 65 sq m  
 First Floor Area 646 sq ft – 60 sq m  
 Garage Area 289 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.