



Bury Road, Newmarket, CB8 7BY

CHEFFINS

Bury Road

Newmarket,
CB8 7BY

5 4 2

Guide Price £990,000

- Semi-Detached Victorian Townhouse
- 5 Double Bedrooms - 2 Ensuites
- Fully Renovated Throughout
- Exceptional Character
- Accommodation Approximately 3,000 sq ft
- Highly Sought After Town Location
- Generous Landscaped Garden
- No Chain

A truly exceptional 5 bedroom late Victorian semi-detached residence, fully renovated throughout with a wealth of character and generous accommodation approaching 3,000 sq ft arranged over three floors. The property is beautifully presented throughout and benefits from a superb double aspect fitted kitchen and dining room with an extensive range of fitted appliances and wood flooring, a bay fronted living room and 5 large double bedrooms with 2 ensuite. Additional features include a delightful hallway and galleried landing with a feature window, a utility room/boot room and landscaped gardens.





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, spa hotel, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with an attractive staircase leading to the first floor, parquet wood flooring with under floor heating, under stair cupboard.

LIVING ROOM

A bay fronted room with an open fireplace with brick hearth and surround and cast iron mantle, under floor heating.

KITCHEN/DINING ROOM

A stunning double aspect room with a range of brand new fitted base and wall mounted units with stone worktops, a range of AEG appliances comprising a pair of fitted ovens/grills and a pair of combination microwave/ovens, induction hob inset to worktops with extractor hood over, centre island with double sink, integrated dishwasher and full height fridge and freezer, parquet wood block flooring with under floor heating and a pair of doors leading to the rear garden.

CLOAKROOM

with wood effect panelling, hand basin, low level WC.

PLANT ROOM

with under floor heating.

REAR LOBBY

with parquet wood block flooring with under floor heating and stairs leading down to the basement.

UTILITY ROOM

with a double deep ceramic sink inset to stone worktops with fitted base and wall mounted cupboards, a range of integrated Bosch appliances comprising a pair of washing machines and a pair of tumble dryers, bench seating with wood tops, cupboard storage and coat hanging space, tiled flooring with under floor heating.

SNUG

with parquet wood block flooring with under floor heating and a pair of French doors leading to the rear garden.

BASEMENT

comprising three separate rooms.

FIRST FLOOR

GALLERIED LANDING

with an ornate stained glass period style feature window, stairs leading to the second floor.

BEDROOM 1

An attractive bay fronted room with fitted wardrobe storage.

ENSUITE SHOWER ROOM

with a large walk-in shower area, hand basin with drawer storage under, low level WC, tiled walls and floor.

BEDROOM 3

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin with cupboard storage under, low level WC, tiled walls and floor.

BEDROOM 4

with a feature fireplace with brick inserts and cast iron grate and surround, half glazed door leading to a front balcony.

BEDROOM 5

with a feature fireplace with brick surround, cast iron grate and surround.

FAMILY BATHROOM

with a bath with shower over, hand basin with cupboard storage under, concealed cistern low level WC, tiled walls and floor.

SECOND FLOOR

LANDING

leading to;

BEDROOM 2

An attractive double aspect room with window views to the front and rear.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin with drawer storage under, low level WC, part tiled walls and tiled floor.

OUTSIDE

The property stands on the North Eastern edge of the town in a highly sought after position surrounded by training yards and with excellent access to Newmarket Gallops.

The front is approached via a shared driveway access leading to a large private shingled driveway with mature trees and shrubs borders. An attractive paved side garden leads to the main entrance door with an oak framed porch. A pedestrian gate leads to the large landscaped rear garden with a raised stone paved patio with brick perimeter walls and integral lighting mature trees and secure fenced boundaries.

SALES AGENTS NOTES

Tenure - Freehold
Council Tax Band - F
Property Type - Semi-Detached House
Property Construction - Brick with tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 2976
Parking - Driveway

Utilities / Services

Electric Supply - Mains
Gas Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Gas fired central heating, under floor heating and open fireplaces.
Broadband Connected - No
Broadband Type - Fibre to the Cabinet
Mobile Signal/Coverage - Likely with O2 and EE

Boundary Change - Please note the rear garden boundary for the property is currently being amended, to the fence line shown in the photos.
Restrictions - There will be a Tree Preservation Order (TPO) on the large Holly tree.
Conservation Area - Yes
Planning Permission - The stable to the rear of the property is being converted into a 2 bed cottage, the foul water drainage from this property passes under the garden of Eastcote.















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approximate Gross Internal Area 2976 sq ft – 276 sq m

Basement Area 193 sq ft – 18 sq m

Ground Floor Area 1242 sq ft – 115 sq m

First Floor Area 1185 sq ft – 110 sq m

Second Floor Area 356 sq ft – 33 sq m

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 Local Authority - West Suffolk



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.