



Argent Place, Newmarket, CB8 7XG

**CHEFFINS**



# Argent Place

Newmarket,  
CB8 7XG

- Detached family home in a private cul-de-sac
- 5 well-proportioned bedrooms – 1 Ensuite
- 3 versatile reception rooms
- Spacious kitchen/breakfast room with separate utility room
- Double garage with driveway parking for two vehicles
- Rear garden with patio and lawn
- Short walk to town centre and railway station
- NO CHAIN

A substantial and beautifully presented 5 bedroom detached family residence offered with NO CHAIN, located in a peaceful and private cul-de-sac just moments from the heart of Newmarket. Set within a desirable development, Chantry House offers over 2,000 sq. ft. of versatile living space, including 3 reception rooms, a spacious kitchen/breakfast room with utility, generous bedrooms, and a landscaped garden. This elegant home is ideal for growing families or those seeking a home with flexible work-from-home options. Situated within close proximity to Newmarket's famous Racecourses, town centre, and rail links to Cambridge and London, this property combines a sense of calm retreat with everyday convenience.

5 3 3

**Guide Price £775,000**







## 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

Spacious and welcoming, with staircase leading to the first floor.

### LIVING ROOM

Generous triple aspect room with gas fireplace and surround, gas radiators, and windows to both front and rear providing excellent natural light.

### DINING/SECOND RECEPTION ROOM

Located at the rear with garden views, gas radiator and wooden flooring

### STUDY/THIRD RECEPTION ROOM

Versatile space ideal for home office or snug, with front aspect window, gas radiator, and wooden flooring.

### CLOAKROOM

Fitted with WC, hand basin, gas radiator, and side window.

### KITCHEN/BREAKFAST ROOM

Well-equipped with a range of base and eye-level units, electric double oven, gas hob, integrated dishwasher and integrated fridge/freezer.

### UTILITY ROOM

Additional under-counter units and separate spaces for washing machine and tumble dryer, with door leading to rear garden.

### FIRST FLOOR

#### PRINCIPAL BEDROOM

Spacious double with rear aspect window, built-in wardrobes and storage, gas radiator, and access to:

#### ENSUITE SHOWER ROOM

Walk-in shower, WC, hand basin, and window.

### BEDROOM 2

Large double with front aspect, built-in wardrobes, hardwood flooring, and twin windows.

### BEDROOM 3

Double-sized with two windows and built-in wardrobes.

### BEDROOM 4

Light filled room, currently used as a study with two front aspect windows, gas radiators and wooden flooring.

### BEDROOM 5

Rear aspect window, gas radiator and wooden flooring.

### FAMILY BATHROOM

Well-appointed with separate shower cubicle, full-sized bath, WC, and hand basin.

### OUTSIDE

The rear garden is beautifully maintained with a mix of patio and lawn areas—ideal for entertaining or relaxing outdoors.

### DETACHED GARAGE

with power, lighting, and ample storage.

Driveway parking in front for two vehicles.

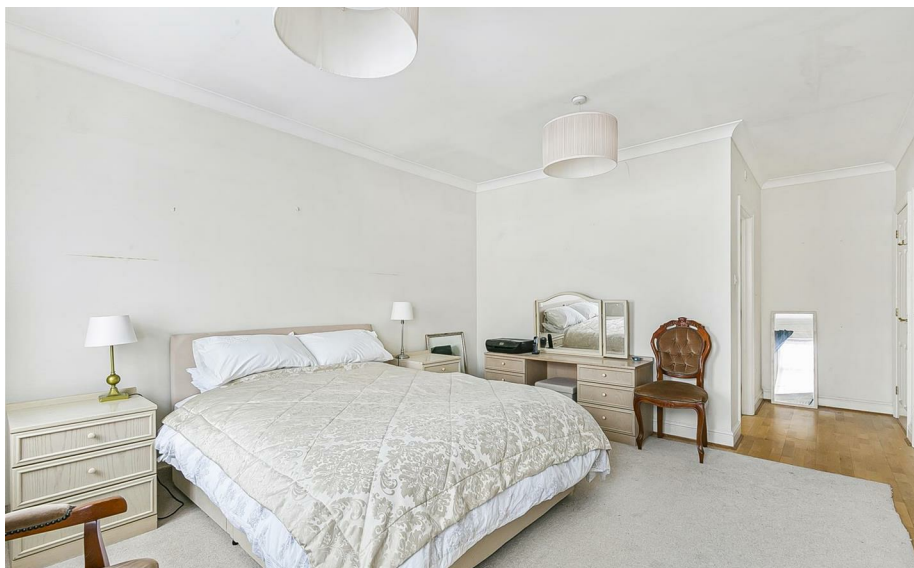
### SALES AGENTS NOTES

The property is located in a conservation area.


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £775,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – West Suffolk









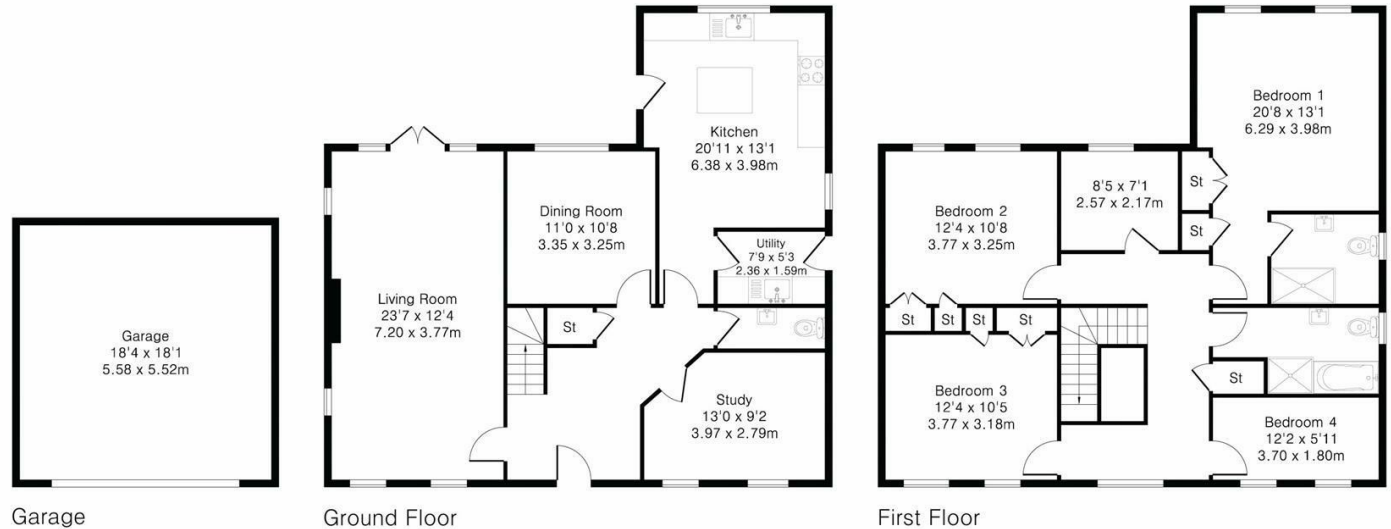


## Approximate Gross Internal Area 1936 sq ft - 180 sq m

Ground Floor Area 968 sq ft – 90 sq m

First Floor Area 968 sq ft – 90 sq m

Garage Area 332 sq ft – 31 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 practice. 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

