



Aureole Walk, Newmarket, Suffolk

Pocock + Shaw

14 Aureole Walk  
Newmarket  
Suffolk  
CB8 7RN

A truly exceptional 2 bedroom end of terrace house, beautifully presented throughout and standing in a sought-after position overlooking a large open green. The house is offered with NO CHAIN and has been significantly improved and modernised by the current owners and benefits from contemporary individual features with feature wood panelling, stylish drop ceilings with integral lighting and a bespoke timber dividing wall. Further benefits include 2 large double bedrooms and a modern bathroom on the 1st floor, an impressive entrance hall with fitted storage and a ground floor cloakroom.

Guide Price £275,000



**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Accommodation

**Entrance hall** with a part tiled floor, large cupboard with part mirrored sliding doors, feature drop ceiling with recessed lighting.

**Cloakroom** with a hand basin with storage under, concealed cistern low level WC, wall mounted mirror with integral lighting, feature vertical LED lighting, tiled walls and flooring.

**Kitchen/breakfast room** with a contemporary modern kitchen with a range of fitted base and wall mounted units, worktops with wood effect splash backs and recessed sink and drainer, integrated oven and grill with 4 ring ceramic hob and extractor over, integrated washer/dryer and dishwasher, glass display cabinet, cupboard with gas fired boiler, tiled flooring and feature drop ceiling with recessed lighting.

**Living room/dining room** a generously proportioned room with a contemporary timber wall divide between the kitchen area, feature timber wall panelling, wood effect flooring, feature drop ceiling with recessed lighting, stairs leading to the first floor, sliding patio door leading to the garden.

**First floor landing** with a cupboard with power for a tumble dryer.

**Bedroom 1** with a large cupboard with mirrored sliding doors.

**Bedroom 2** with a large cupboard with part mirrored sliding doors.

**Bathroom** with a stylish suite comprising a panelled bath with a shower over, twin hand basins with storage under, concealed cistern low level WC, wall mounted mirror with integral lighting, tiled walls and floor.

**Outside** The property is superbly positioned in an established residential area with attractive views over a large open green. To the front is a paved area with a timber porch canopy and the potential to enclose and make a private garden.

To the rear of the house is a large garden with a lawned area and a paved patio with a timber pergola. A pedestrian gate leads to the front of the house and a further gate leads to the rear where there are a pair of tandem allocated parking spaces.

**Tenure** The property is freehold.

**Services** Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 6Mbps, Superfast 157 Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available. EPC: C

**Council Tax** B West Suffolk District Council

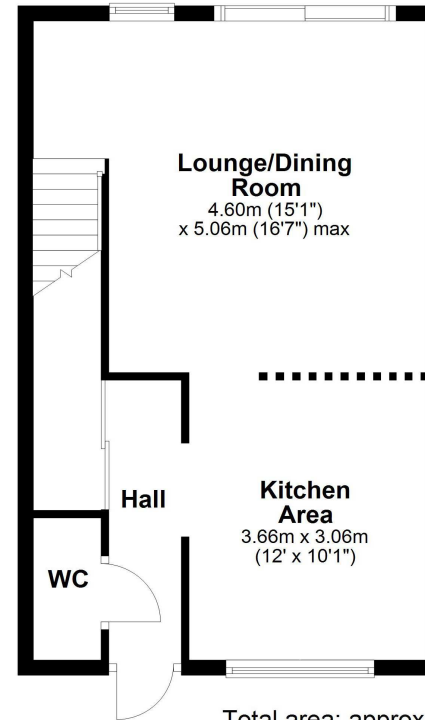
**Viewing** By Arrangement with Pocock + Shaw PBS





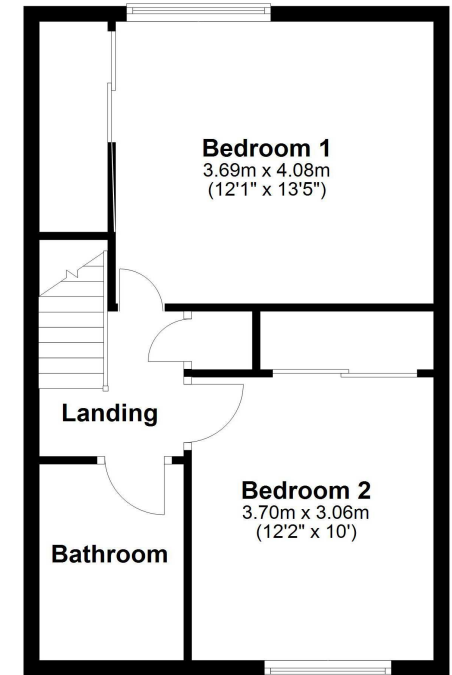
### Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



### First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 84.3 sq. metres (907.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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