



Park Lane, Newmarket

Pocock + Shaw

49 Park Lane
Newmarket
Suffolk
CB8 8AZ

A delightful 3 bedroom semi-detached character period property with superbly presented accommodation arranged over 3 floors and an attractive private walled courtyard. The property stands in a well-regarded south town location ideally placed for the railway station and benefits from a large basement level living room, a separate dining room and a well equipped fitted kitchen and utility room. Features include a split level first floor with 2 double bedrooms, 1 single bedroom and a bathroom and a delightful landscaped courtyard garden.

Guide Price £315,000



Newmarket is renowned as the British Headquarters of horse racing and 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

Ground Floor

Entrance Hall

With an entrance door, radiator, staircase to the 1st floor and staircase to the lower ground floor.

Dining Room 4.30m (14'1") x 3.66m (12')

With a uPVC double glazed window to the front aspect, double radiator.

Kitchen/Breakfast Room 3.86m (12'8") x 2.66m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, fitted electric oven, built-in four ring ceramic hob with extractor hood over, built-in microwave, uPVC double glazed window to the rear aspect, tiled flooring, recessed ceiling spotlights.

Utility Room 2.11m (6'11") x 1.53m (5')

Fitted with a base unit, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for a tumble dryer, wooden window to the side, tiled flooring, part glazed door to garden.

Lower Ground Floor

Living Room 5.63m (18'6") x 3.38m (11'1")

With a uPVC double glazed window to the front, double radiator, wooden laminate flooring.

First Floor

Split level Landing with a built in cupboard with gas fired combination boiler.

Bedroom 1 3.56m (11'8") x 3.05m (10')

With a uPVC double glazed window to the front aspect, radiator, range of fitted wardrobes, fitted chest of drawers and fitted dressing table.

Bedroom 2 3.44m (11'3") x 2.66m (8'9")

With a uPVC double glazed window to the rear, radiator.

Bedroom 3 2.38m (7'10") x 2.24m (7'4")

With a uPVC double glazed window to the front aspect, radiator, access to loft space.

Bathroom Comprising a bath with independent shower over and glass screen, wash hand basin with mixer tap, low-level WC, uPVC window to the rear, heated towel rail, recessed ceiling spotlights.

Outside

The house is set behind a forecourt front garden with steps to the front door and a pedestrian side gate. At the rear is an attractive private landscaped rear courtyard garden, enclosed by high walls and with a patio area with a water feature, wood decking, a corner pergola, shrub border and a side area leading to the front of the cottage.

Tenure The property is freehold.

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

The property is not in an conservation area and in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Superfast 77Mbps, Ultrafast: 1000Mbps

Mobile phone coverage is available by the 4 major carriers

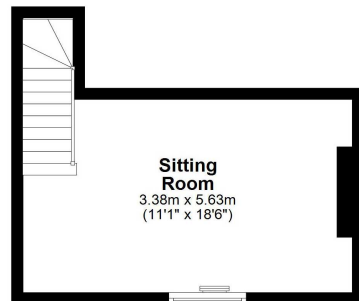
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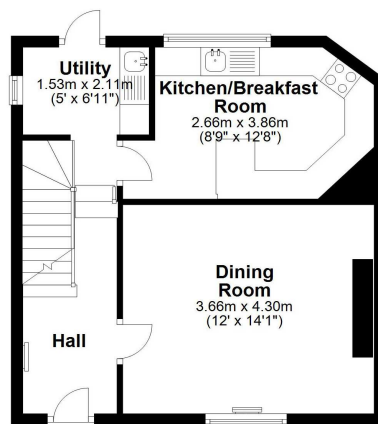
Viewing By Arrangement with Pocock + Shaw PBS



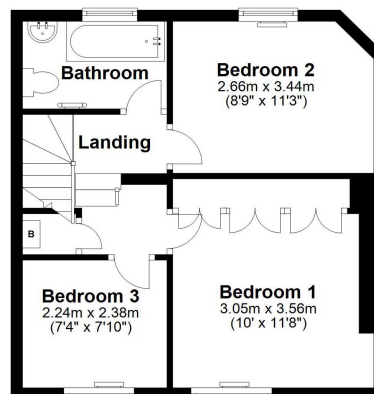
Lower Ground Floor



Ground Floor



First Floor



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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