



Mill Reef, Newmarket CB8 7FB

Guide Price £750,000

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A stunning detached home built in 2008 as part of an exclusive gated development of just five luxury houses. Centralised intelligent cabling system, Villavent ventilations and heat-recovery technology and underfloor heating. Within walking distance of the Newmarket town centre.

Offering an impressive 2,611sq ft of accommodation with extended ceiling height (2.70m/8'10"), comprising of an entrance hall, spacious kitchen/dining room, sitting room, study, conservatory, cloakroom, four generous bedrooms (two with ensuites) and a contemporary family bathroom.

Externally, the property is accessed via secure electric iron gates incorporating a secure entry phone system leading to a block paved driveway and garage. A charming south, south-east facing rear garden with a variety of established planting, shrubs and trees with views over surrounding countryside.

This is a property that must be seen to be fully appreciated. NO CHAIN.

Entrance Hall

Spacious entrance hall, porcelain tiled flooring with zone controlled underfloor heating. Glazed double doors leading to the kitchen/dining room. Double oak doors to the sitting room. Doors to study and cloakroom. Two built-in storage cupboards. Stairs ascending to the first floor.

Kitchen/Dining Room

24'2" x 10'8"

Contemporary range of fitted Italian soft close eye and base level cupboards with composite worktop over. Inset sink with mixer tap over. Integrated Siemens eye level oven and combination microwave oven. Inset gas hob with extractor above. Integrated Siemens coffee maker. Integrated Siemens dishwasher and Siemens fridge/freezer. Spacious dining area. Porcelain tiled flooring throughout with zone controlled underfloor heating. Integrated audio system. Window to the front aspect. Internal window to the conservatory. Door leading to utility room. French doors with windows either side leading to the entrance hall.

Sitting Room

25'8" x 18'0"

Beautifully presented sitting room with engineered oak wood flooring. Contemporary inset gas pebble fireplace. Two sets of French doors leading to both the conservatory and patio area. Zone controlled underfloor heating. Integrated audio system. Dual windows overlooking the rear garden. Double oak doors leading to the entrance hall.

Conservatory

12'5" x 11'11"

Spacious conservatory with tiled flooring. Two sets of French doors leading to both the sitting room and rear garden. Air conditioning system, providing both cooling and heating capability. Internal windows to kitchen/dining room and utility room. Door to utility room.

Study

13'2" x 11'9"

Spacious study with engineered oak wood flooring with zone controlled underfloor heating. A range of bespoke fitted shelving and storage drawers. Window to the front aspect. Door to entrance hall.

Utility

10'0" x 5'6"

With a range of fitted cupboards. Inset bowl sink. Space and connections for washing machine and tumble dryer. Porcelain tiled flooring. Zone controlled underfloor heating. Doors to kitchen/dining room, conservatory and garage.

Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over. Attractively tiled. Underfloor heating. Port hole window. Door to entrance hall.

Landing

Spacious galleried landing with doors leading to all bedrooms and bathroom. Airing cupboard. Access hatch to loft space. Window to the side aspect. Stairs descending to ground floor.

Master Bedroom

16'3" x 15'5"

Stunning Master bedroom with a range of bespoke built-in wardrobes with mirrored doors, fitted with a range of bespoke hanging space, shelving and storage drawers. Integrated audio system. Doors leading to the en suite and landing. French doors to balcony with wonderful views over the surrounding countryside.

En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted double hand

basins with mixer taps over and bespoke built-in storage drawers under, panelled bath with mixer tap over and generous walk-in shower. Ladder radiator and underfloor heating. Attractively tiled throughout. Obscured window to the rear aspect. Door to Master bedroom.

Bedroom 2

15'5" x 11'6"

Spacious bedroom with bespoke built-in wardrobes with mirrored doors, fitted with a range of hanging space, shelving and storage drawers. Window to the front aspect. Doors to the en suite and landing.

En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and counter top and generous walk-in shower. Mirrored storage cabinet. Ladder radiator and underfloor heating. Attractively tiled throughout. Port hole window to the side aspect. Door to Bedroom 2.

Bedroom 3

11'10" x 11'2"

Spacious bedroom with bespoke built-in wardrobes with mirrored doors, fitted with bespoke hanging space, shelving and drawers. Window to the front aspect. Door to the landing.

Bedroom 4

11'9" x 8'10"

Bedroom with window to the front aspect. Built-in storage cupboard. Door to landing.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and panelled bath with mixer tap and shower over. Attractively tiled throughout. Ladder radiator and underfloor heating. Obscured window to the side aspect. Door to landing.

Garage

17'5" x 10'3"

With electrically operated door up and over with lighting and power. Housing water softener system and boiler. Internal door to utility room.

Outside - Front

Secure gated community, accessed via iron gates which incorporates secure entry phone point. Block paved with an established variety of topiary shrub planting. Attractive pillared storm porch. Access to garage. Access to private bin store. Access gate to the rear garden.

Outside - Rear

South, south-east facing garden with wrap around paved patio area with a glass veranda seating area with French doors leading to the sitting room. A well maintained lawned area with a delightful variety of established planting, shrubs and trees. French doors leading to the conservatory. Timber shed. Access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold - maintenance - communal cul-de-sac - agreement for maintenance decided by Chair of Residents Group.

Council Tax Band - G (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 2,611 SQ FT



Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Zone Controlled Underfloor

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

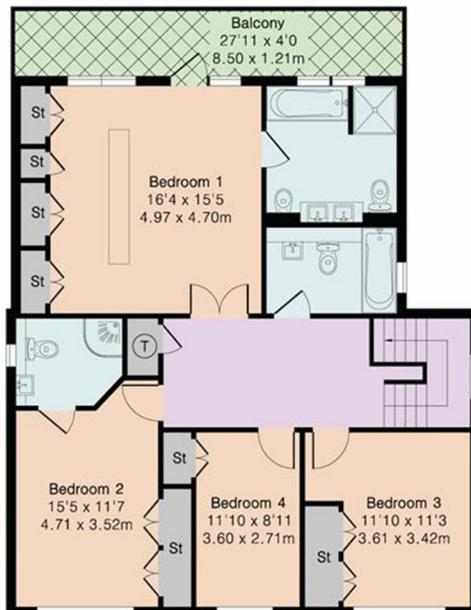
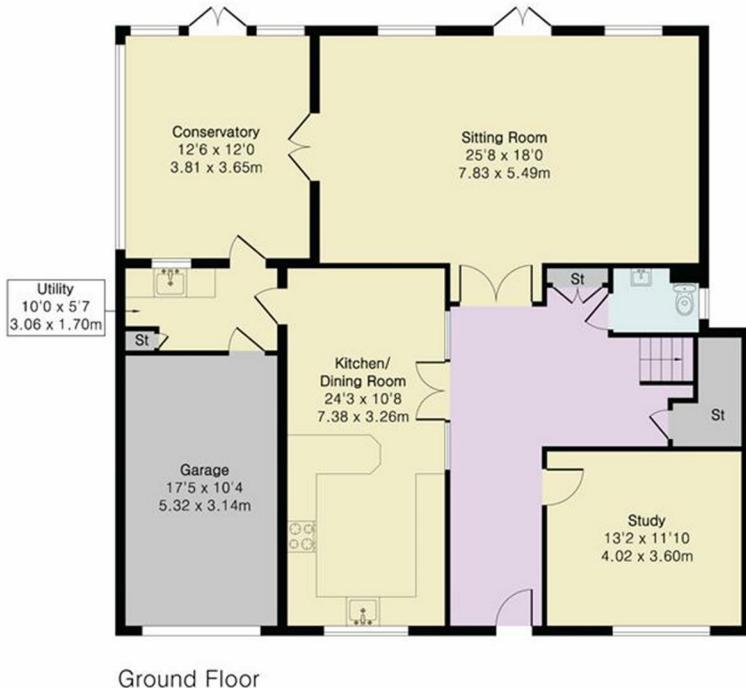
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

**Approximate Gross Internal Area 2611 sq ft - 242 sq m
(Including Garage)**

Ground Floor Area 1609 sq ft – 149 sq m
First Floor Area 1002 sq ft – 93 sq m



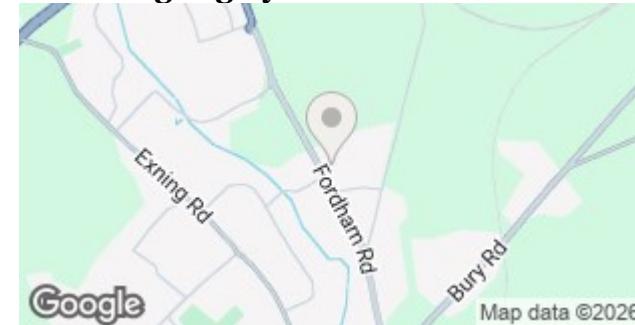
Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 missattement. These plans are for representation purposes only and no guarantee is given on the 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.

- **Substantial Detached House**
- **Stunning Accommodation Throughout**
- **Kitchen/Dining Room**
- **Two Reception Rooms**
- **Conservatory**
- **Four Generous Bedrooms (Two En Suite)**
- **Delightful Gardens**
- **Block Paved Diveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs							
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/83/EC		England & Wales		EU Directive 2002/83/EC	

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