

3 Flint Cottages, Bury Road
Newmarket, CB8 7PZ
Guide Price £245,000

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3 Flint Cottages, Bury Road, Newmarket, CB8 7PZ

A deceptively spacious terraced flint cottage in the popular village of Kentford.

Accommodation comprises of a split level living room/diner, kitchen, ground floor bathroom and two bedrooms.

Outside there is a lawned rear garden that leads out to a driveway and car port. To the front there is a small garden with a path leading to the front door.







Accommodation details

Front door opening to:

Living room 14'9" x 11'2" (4.51m x 3.41m)

Brick built fireplace with log burner. Window to front aspect. Storage. Step down to:

Dining Room 12'2" x 11'1" (3.71m x 3.40m)

With feature stove fireplace with brick surround. Cupboard under stairs with shelving unit, door to staircase leading to first floor. Opening though to:

Kitchen 15'5" x 6'9" (4.71m x 2.08m)

Fitted with a range of eye and base level units with work top surfaces over. Porcelain sink with mixer tap. Integrated slimline dishwasher, space and plumbing for washing machine and large window to rear aspect. Door to useful lobby area.

Bathroom 10'5" x 7'11" (3.19m x 2.43m)

Suite comprising of a bath, waterfall shower. Pedestal wash hand basin. Low level WC with a heated towel rail. Built in cupboard housing boiler. The bathroom also houses a water softener, which is located under the bath. Door to useful lobby area.

Lobby Area

Useful space, fitted with shelving for storage and door opening to rear garden.

Bedroom 1 14'9" x 11'2" (4.51m x 3.41m)

Double bedroom with two windows to front aspect

Bedroom 2 14'9" x 11'1" (4.51m x 3.40m)

Double bedroom cupboard housing water tank and shelving, loft hatch. One window to rear aspect

Outside - Front

Pathway leading to front door bordered by mature plants and shrubberies.

Outside - Rear

Fully enclosed garden, with patioed area and access to side of property. Oil tank. right of passage / driveway to car port.

Location

Kentford offers a rural village setting while being very close to Newmarket's employment, shopping, and racing facilities. Residents benefit from access to nearby rail services at Kennett station and road links via the A14.

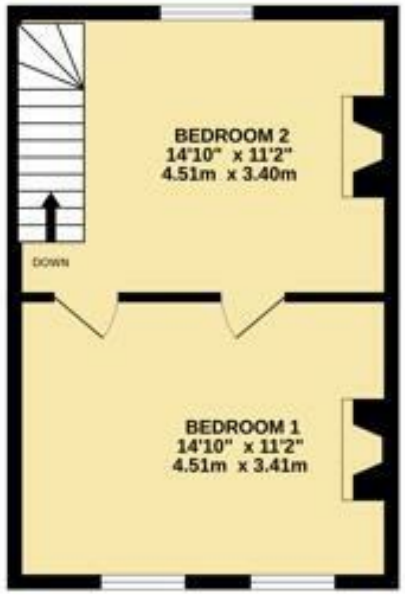
Property Information

EPC - E
Tenure - Free hold
Council Tax Band - C - West Suffolk
Property Type - Terraced house
Property Construction – Flint and brick construction
Number & Types of Room – Please refer to the floorplan
Square Meters - 50.7 SQM
Parking – parking at back of property
Electric Supply - Mains
Water Supply – Mains
Sewerage - Septic tank - last emptied October 2025
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Full Fibre, direct to home, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
548 sq.ft. (50.7 sq.m.) approx.

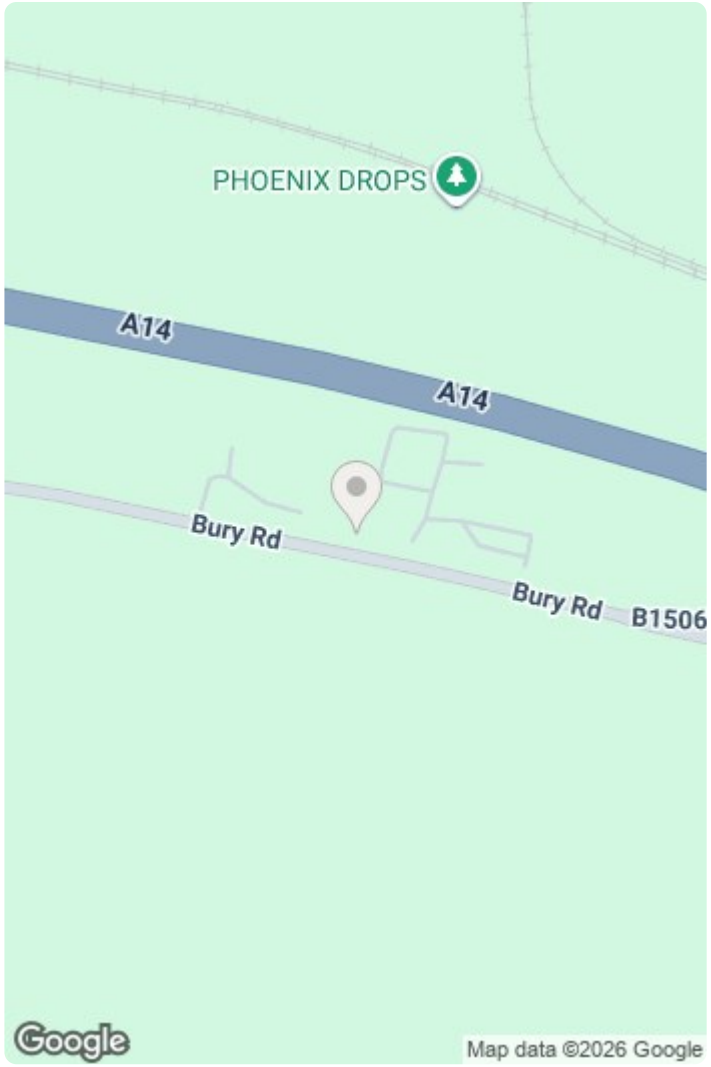


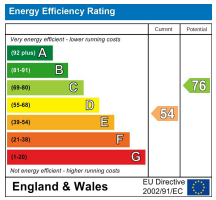
1ST FLOOR
316 sq.ft. (29.5 sq.m.) approx.

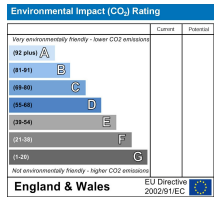


TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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