



**Kings Drive, Newmarket CB8 8DG**

**Offers Over £550,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Kings Drive, Newmarket CB8 8DG

An exceptionally well presented detached home located at the end of this cul de sac in this popular Newmarket location.

Accommodation includes an open plan kitchen/breakfast room, living room, dining room, WC and utility room. There are four bedrooms and a family bathroom. Outside there is a large enclosed rear garden with a driveway to the front providing off road parking for several cars and leads to a double garage.

Viewing is highly recommended.

### Entrance Hall

With doors leading to kitchen/breakfast room, dining room, and utility room. Tiled flooring. Spiral staircase leading to first floor.

### Kitchen/Breakfast Room

23'3" x 11'3"

Contemporary kitchen/breakfast room with a range of matching eye and base level cupboards with composite worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset induction hob with extractor over. Integrated dishwasher and fridge/freezer. Incorporated breakfast bar seating area. Bespoke built-in storage cupboards. Generous breakfast/family area. Slate tiled flooring. Underfloor heating. Window to rear aspect. Sliding doors to rear garden. Glazed door to entrance hall.

### Dining Room

16'4" x 10'11"

Well presented dining room with stepped, arched openings to living room. Stunning feature fireplace with wooden mantel and tiled hearth, currently fitted with wood burner stove. Radiator. Sliding doors to rear garden. Door to entrance hall.

### Living Room

18'9" x 12'11"

Beautiful living room with stepped, arched openings to dining room. Stunning feature fireplace with wooden mantel and tiled hearth, currently fitted with wood burner stove. Skirting heating. Dual windows to the front aspect.

### Utility Room

7'10" x 5'6"

Work top with space and plumbing for washing machine. Doors to cloakroom, entrance hall and rear garden.

### Cloakroom

White suite comprising low level W.C. and handbasin. Window to side aspect. Door to utility room.

### Landing

With door leading to all bedrooms and bathroom. Built-in storage cupboard. Spiral staircase leading to ground floor.

### Master Bedroom

16'1" x 12'11"

Spacious double bedroom with dual windows to the front aspect. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 2

16'4" x 10'11"

Spacious bedroom with window to the rear aspect. Radiator. Door to landing.

### Bedroom 3

11'3" x 10'5"

Generous bedroom with window to the rear aspect. Radiator. Door to landing.

### Bedroom 4

11'3" x 6'9"

Generous bedroom with window to the rear aspect. Radiator. Door to landing.

### Bathroom

12'8" x 7'9"

Modern bathroom with white suite comprising low level W.C., pedestal handbasin, panelled bath with mixer tap and shower attachment over and generous walk in shower. Ladder radiator. LVT wood flooring. Obscured window. Door to landing.

### Double Garage

#### Outside - Front

Block paved driveway leading to double garage, providing ample off street parking. Pathway leading to rear garden. Border with mature shrub planting.

#### Outside - Rear

Family rear garden with patio area to the rear with sliding doors leading to kitchen/breakfast room and dining room. Central lawned area with planted borders. Raised decked seating area to the rear. Pathway leading to front.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 161 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Electric Underfloor

Heating.

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

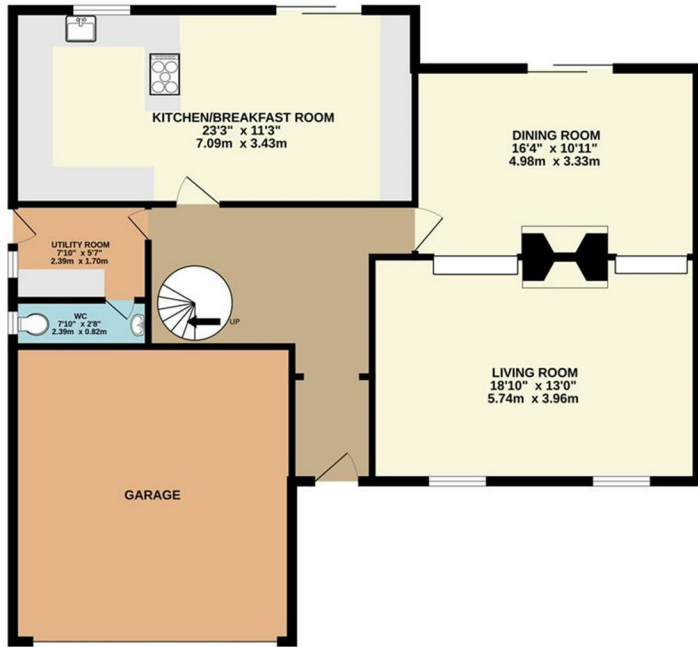
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

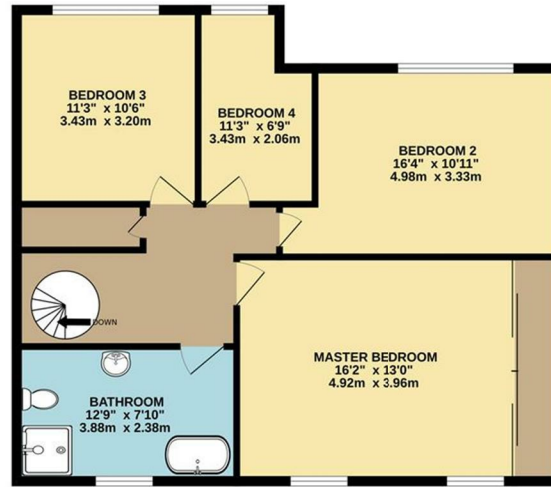
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 20 miles from Bury St Edmunds, and roughly 30 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.



GROUND FLOOR  
1160 sq.ft. (107.8 sq.m.) approx.



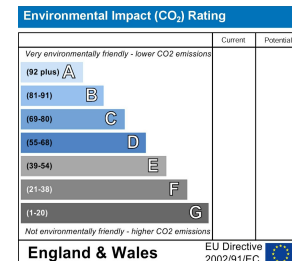
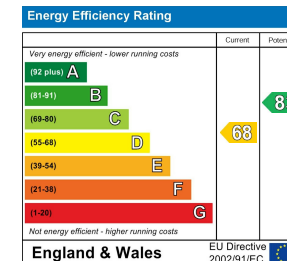
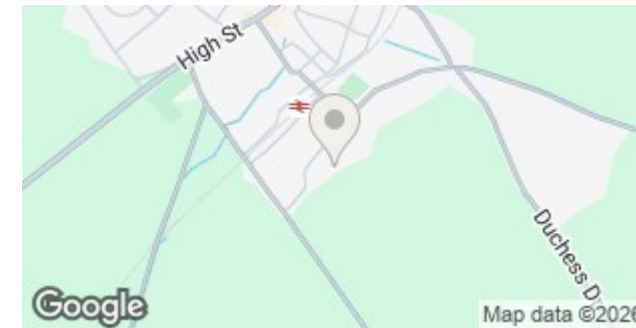
1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst 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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- Detached House
- Spacious Accommodation Throughout
- Kitchen/Breakfast Room
- Dining Room
- Living Room
- Four Generous Bedrooms
- Family Bathroom
- Family Rear Garden
- Driveway & Double Garage
- Viewing Highly Recommended



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



