



**Barry Lynham Drive,  
Newmarket, CB8 8YT  
Guide Price £335,000**

## Barry Lynham Drive, Newmarket, CB8 8YT

A modern semi-detached family home standing within this popular residential area and within striking distance of the town and railway station.

Cleverly planned and offering sizeable rooms throughout, this property boasts accommodation to include entrance hall, refitted kitchen, cloakroom, living room/sitting room, conservatory, three bedrooms and family bathroom.

Externally the property has a gated approach and off road parking and garage facilities.

### Entrance Hall

With doors leading to the kitchen, living room and cloakroom. Built-in storage cupboard. Wooden flooring.

### Kitchen

10'0" x 8'4"

A range of matching eye and base level high gloss cupboards and storage drawers with worktop over. Integrated double oven with inset gas hob and extractor above. Space for fridge/freezer. Inset sink and drainer with mixer tap over. Tiled splashbacks. Window to the front aspect. Door leading to the entrance hall.

### Living Room

16'3" x 14'2"

Generous living room with french doors leading to the conservatory. Internal window to the conservatory. Radiator. Door to the entrance hall.

### Conservatory

15'6" x 9'0"

Spacious conservatory, offering a variety of uses. French doors leading to the rear garden. Internal window to the living room. French doors leading to the living room.

### Cloakroom

White suite comprising low level WC and handbasin with mixer tap over. Door to the entrance hall.

### First Floor Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the living room.

### Bedroom 1

8'8" x 11'8"

Spacious double bedroom with window to the front aspect. Wooden flooring. Built-in wardrobes. Radiator. Door to the landing.

### Bedroom 2

8'4" x 10'10"

Spacious double bedroom with window to the rear aspect. Wooden flooring. Built-in wardrobes. Radiator. Door to the landing.

### Bedroom 3

7'7" x 7'9"

Well proportioned bedroom with window to the rear aspect. Wooden flooring. Built-in storage cupboard. Radiator. Door leading to the landing.

### Bathroom

### Garage

8'0" x 16'9"

With up and over door leading to the driveway. Pedestrian door leading to the rear garden.

### Outside - Front

Hardstanding driveway leading to the garage, providing off road parking. Further block paved area leading to the front door with storm porch over. Outdoor tap.

### Outside - Rear

Laid to paving with french doors leading to the conservatory. NB: The built-in kennels will be removed upon legal completion.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 69 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

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

NB: The kennels to the rear of the property will be dismantled before legal completion occurs.

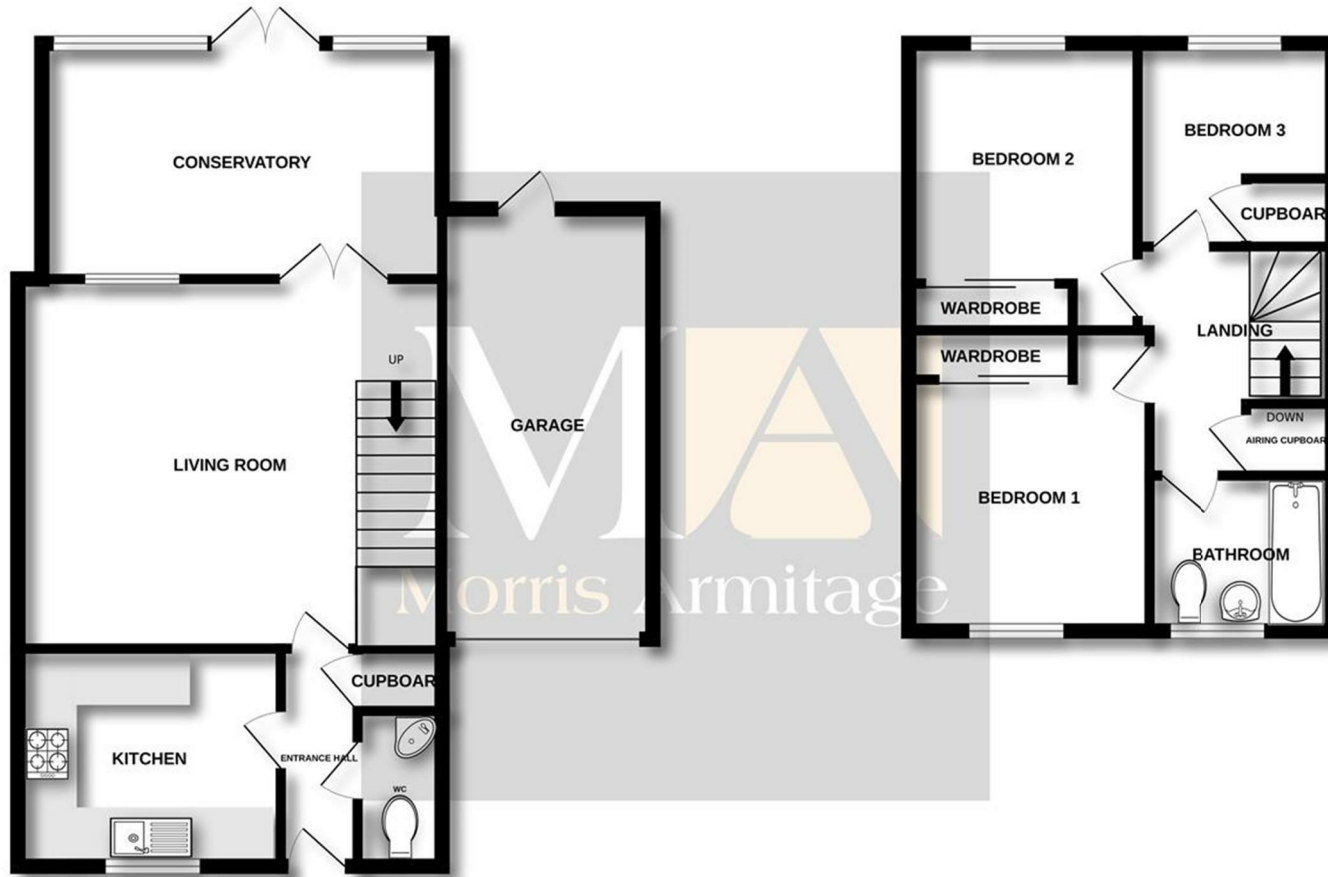
### Location

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

1ST FLOOR



- Semi-Detached House
- Modern Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Viewing Highly Recommended



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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