



**32 Bill Rickaby Drive,
Newmarket**

**DAVID
BURR**



32 Bill Rickaby Drive, Newmarket, CB8 0HQ

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Thoughtfully updated by the current owners, the property provides well-planned accommodation, comprising an entrance porch, living room, stylishly refitted kitchen/breakfast room, study, utility room, two principal bedrooms and a family bathroom. The property is complemented externally by a beautifully landscaped garden, providing an attractive and private outdoor space and completing what is an excellent opportunity to acquire a substantially improved home.

A superbly presented semi-detached property located within popular development in the renowned horseracing town.

Ground Floor

ENTRANCE PORCH A fully glazed front entrance door opens into the front porch, with a window to the side aspect, radiator and attractive tiled flooring. A further door leads into the:

LIVING ROOM A well-proportioned reception room featuring attractive LVT flooring, a bay-fronted window overlooking the front, TV connection point and radiator. A staircase rises to the first floor, with a door leading through to the:

KITCHEN / DINING ROOM Fitted with a range of matching wall and base level units with work surfaces over, incorporating a stainless-steel sink with mixer tap. Integrated appliances include an oven, four-ring gas hob and extractor hood, with space provided for a fridge/freezer and dishwasher. There is ample room for a dining table, together with a window and French doors providing views and access to the rear garden.

STUDY A useful study with LVT flooring, radiator and window overlooking the front aspect.

UTILITY ROOM Providing useful additional storage and utility space, with plumbing and space for a washing machine and tumble dryer, a wall hung Logic gas boiler, electric meters and complete with a side door providing access to the rear garden.

First Floor

FIRST FLOOR LANDING The first-floor landing provides access to the bedrooms and family bathroom.

BEDROOM 1 A well-proportioned double bedroom with built-in wardrobes, useful storage cupboard, radiator and window overlooking the front aspect.

BEDROOM 2 A further double bedroom with radiator and window overlooking the rear garden.

FAMILY BATHROOM Fitted with a modern three-piece suite comprising low-level WC, wash basin with vanity storage beneath and panelled bath with wall-mounted shower and glazed screen. Further features include a heated towel rail, tiled walls and flooring and a window to the side aspect.

Outside

To the front, a paved driveway provides off-road parking for two vehicles, with a pathway leading to the entrance and gated access to the rear garden. The rear garden has been attractively landscaped, incorporating an extensive paved patio seating area and lawn, together with outdoor lighting, tap and garden shed. A side door provides access to the utility room, while a pedestrian gate offers additional access.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1,894.53 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS arrive.crouching.spells

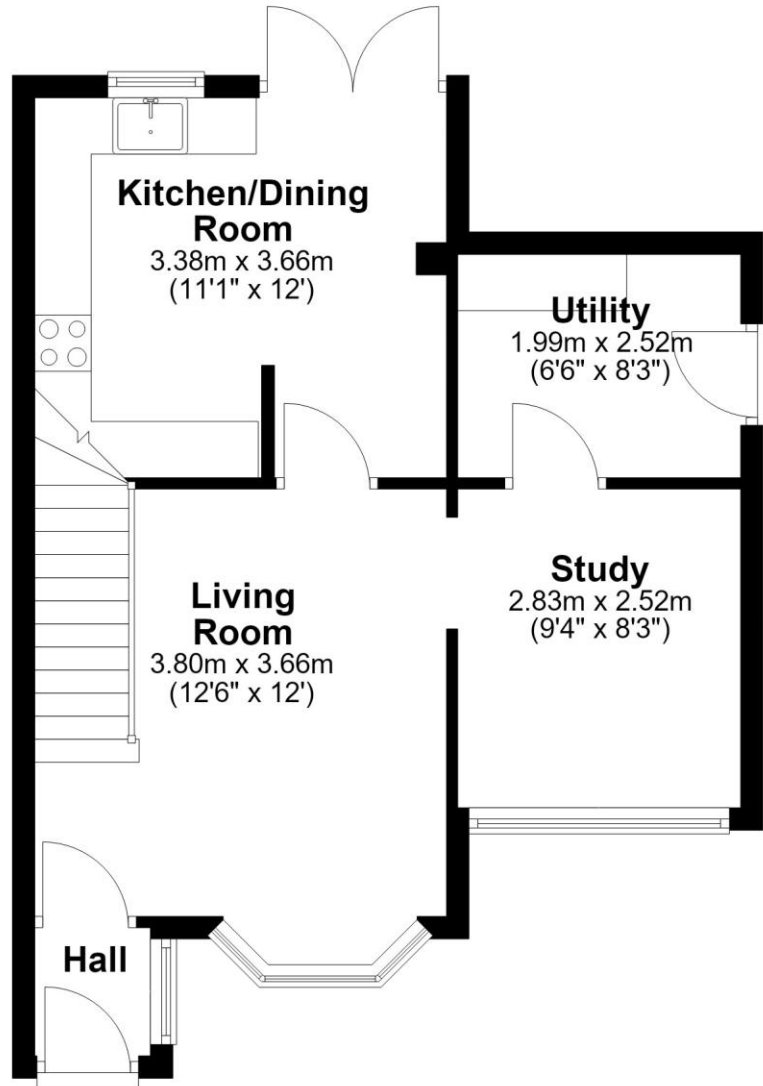
VIEWING Strictly by prior appointment only through DAVID BURR.

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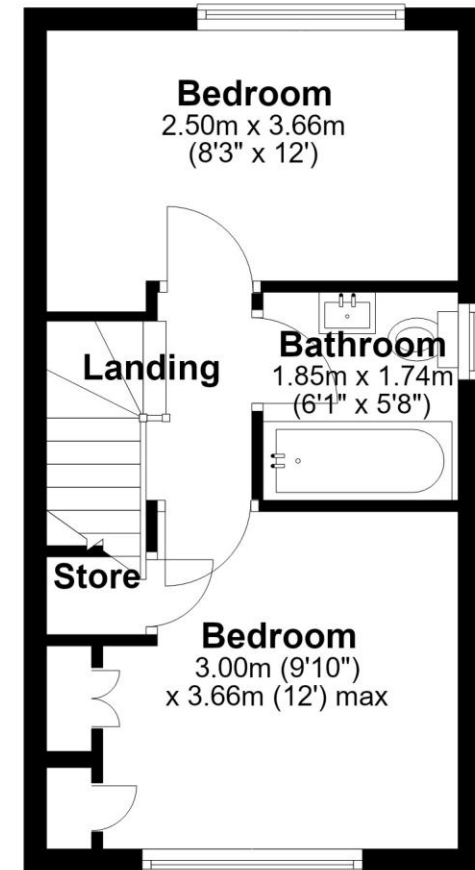
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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