



**37 Crockfords Road,
Newmarket**

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37 Crockfords Road, Newmarket, CB8 9BG

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.

The property provides particularly flexible accommodation comprising a sitting room, stylish refitted kitchen/dining room, further kitchenette and useful home office. The principal bedroom benefits from an en-suite shower room, with three further bedrooms together with the addition of a single garage and courtyard garden. Ideal for homeworking and potential for annexe accommodation.

An individual, versatile and well-presented four-bedroom detached townhouse, occupying a highly regarded position along Crockfords Road, to the south of Newmarket town centre.

Ground Floor

ENTRANCE HALL With an entrance door, staircase rising to the first floor, staircase descending to the basement, radiator, and door leading to:

CLOAKROOM With low level WC, pedestal wash hand basin, window to the front aspect and radiator.

First Floor

FIRST FLOOR LANDING With a staircase rising to the second floor, a second staircase descending to the ground floor and doors leading to the kitchen/dining room and sitting room.

KITCHEN / DINING ROOM A particularly well-appointed and recently refitted kitchen/dining room with tiled flooring, French doors opening onto the rear garden and window to the rear aspect. The kitchen comprises a comprehensive range of quality wall and base level storage units and drawers, incorporating a 1½ bowl sink unit with mixer tap and drainer, integrated double eye-level oven, gas hob with extractor hood, integrated fridge and freezer, integrated dishwasher, bin storage and pantry storage. Further window to the side aspect, work surfaces with matching splashbacks, ceiling spotlights and radiator.

SITTING ROOM A light and spacious double-aspect reception room with French doors opening onto the rear garden, double glazed windows to both front and rear aspects and attractive feature fireplace providing a focal point to the room.

Upper First Floor

SECOND FLOOR LANDING With window to the side aspect, staircase rising to the top floor, staircase descending to the first floor and doors leading to the family bathroom.

FAMILY BATHROOM A well-appointed four-piece bathroom comprising pedestal wash hand basin, low level WC, panel-sided bath with shower and screen over, bidet and radiator. Tiled walls, window to the front aspect and extractor fan.

THIRD FLOOR LANDING Doors leading to the bedrooms.

BEDROOM 1 A generous double bedroom with fitted sliding mirrored wardrobes, windows to the side and rear aspects and door leading to:

EN – SUITE BATHROOM Part tiled and fitted with a corner tiled shower cubicle with Mira electric shower, wash hand basin with vanity drawer storage beneath, mirrored cabinet with shaver point and light, low level WC and extractor fan. Tiled flooring and window to the side aspect.

BEDROOM 2 A further generous double bedroom with sliding-door fitted wardrobe and double-glazed window overlooking the rear aspect.

BEDROOM 3 A further double bedroom with sliding-door fitted wardrobe and window overlooking the front aspect.

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Fourth Floor

FOURTH FLOOR LANDING With a staircase descending to the second floor and door leading to:

ATTIC ROOM A useful additional room with window overlooking the front aspect.

Basement

BASEMENT / UTILITY AREA With useful under-stair storage, tiled flooring and door providing access to the garage. The basement also incorporates a kitchenette/utility area with wall-mounted Worcester gas-fired boiler, integrated washing machine and tumble dryer, 1½ bowl sink unit with drainer and splashback, work surfaces, base-level storage and integrated fridge and freezer.

OFFICE / TREATMENT ROOM A versatile additional room, currently utilised as a treatment room/office, with airing cupboard and further storage.

INTEGRATED GARAGE With up-and-over door, power and lighting connected.

Outside

REAR GARDEN The first-floor kitchen/dining room and sitting room both provide direct access to the rear garden via French doors. Private courtyard rear garden with established raised flower borders and beds and side access to front of property.

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 East Cambridgeshire Council

COUNCIL TAX BAND D. (£2,381.16 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE 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 noodle.term.oxidation

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

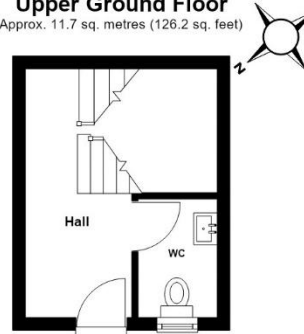
Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



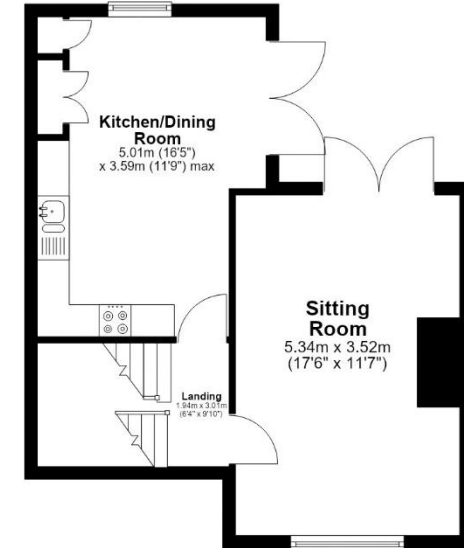
Upper Ground Floor

Approx. 11.7 sq. metres (126.2 sq. feet)



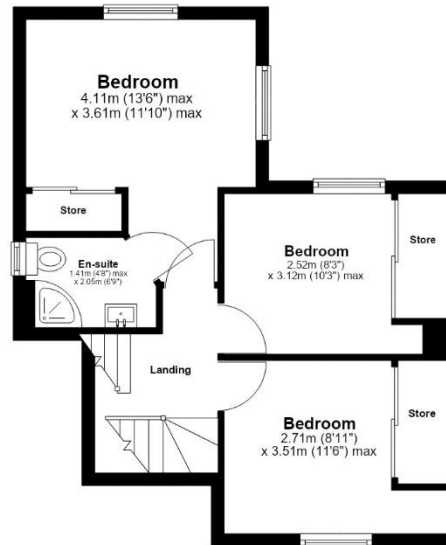
First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



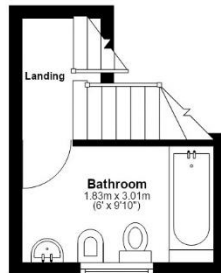
Second Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



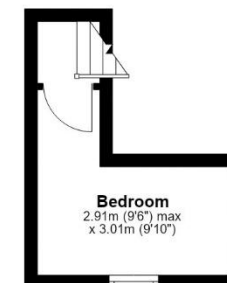
Upper First Floor

Approx. 8.0 sq. metres (85.8 sq. feet)



Upper Second Floor

Approx. 7.3 sq. metres (79.0 sq. feet)



Total area: approx. 148.8 sq. metres (1601.3 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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