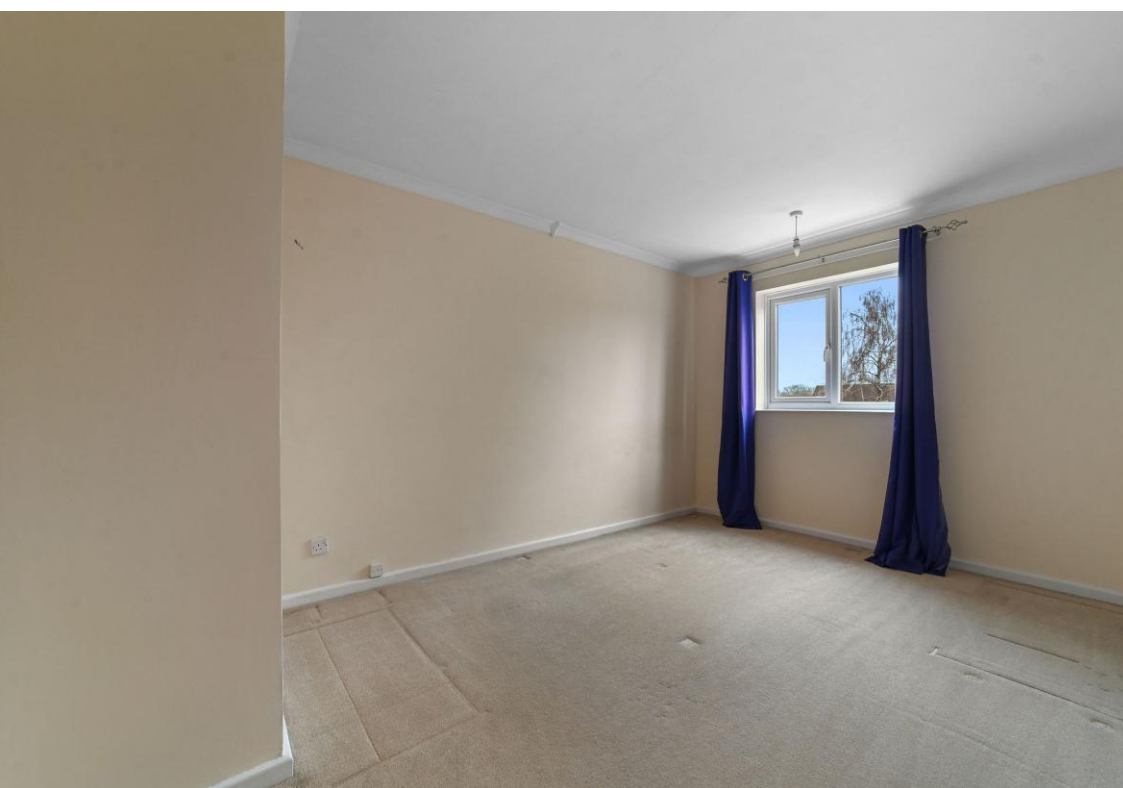




DAVID
BURR
FOR SALE
01638 669035

DAVID
BURR

1 Carson Walk,
Newmarket



1 Carson Walk, Newmarket, CB8 0DR

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.

A most improved and well-presented three-bedroom house located in a popular area offering freshly decorated accommodation throughout to include a sitting/dining room, kitchen, 2 generous bedrooms, a single bedroom/nursery or study and a first-floor bathroom. Externally benefitting from a brick-built store and shed in the well-maintained garden with gated access leading to communal parking area. No chain and offering good value for money.

An end-terraced 3-bedroom house positioned in a popular location and within walking distance to the town centre.

Ground Floor

ENTRANCE HALL Double-glazed entrance door, stairs to first floor, radiator, tiled flooring, and under-stairs storage recess.

KITCHEN / BREAKFAST ROOM Range of modern fitted wall and base units with work surfaces over. Inset 1½ bowl stainless steel sink with mixer tap and drainer. Four-ring gas hob with tiled splashbacks and extractor hood above. Integrated Logik waist-height oven and grill. Integrated tumble dryer, washing machine, and full-height fridge/freezer. Vaillant gas boiler (serviced in January, with gas hob safety test carried out). Tiled flooring. Double-glazed windows to the rear and door opening to the garden.

OPEN PLAN LIVING / DINING ROOM Spacious and bright room with double-glazed window to the front aspect and patio doors opening onto the rear garden. Two radiators.

First Floor

LANDING Access to loft space. Airing cupboard with fitted shelving.

MASTER BEDROOM Double-glazed window to the rear aspect. Radiator.

BEDROOM 2 Double-glazed window to the front aspect. Fitted wardrobe. Radiator.

BEDROOM 3 / STUDY / DRESSING ROOM Versatile room with window to the front aspect.

BATHROOM Modern white suite comprising panelled bath, separate electric shower cubicle, hand wash basin with vanity cupboards below, and low-level WC. Radiator, extractor fan, and privacy double-glazed window to the rear.

Outside

FRONT GARDEN Paved pathway leading to the front door. Garden mainly laid to lawn with mature shrub and flower borders.

REAR GARDEN Mainly laid to lawn with paved patio area, timber shed, brick-built storage shed, and outside cold-water tap. Gated rear access leading to ample residential parking.

1 Carson Walk, Newmarket, CB8 0DR

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. (£1,801.18 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

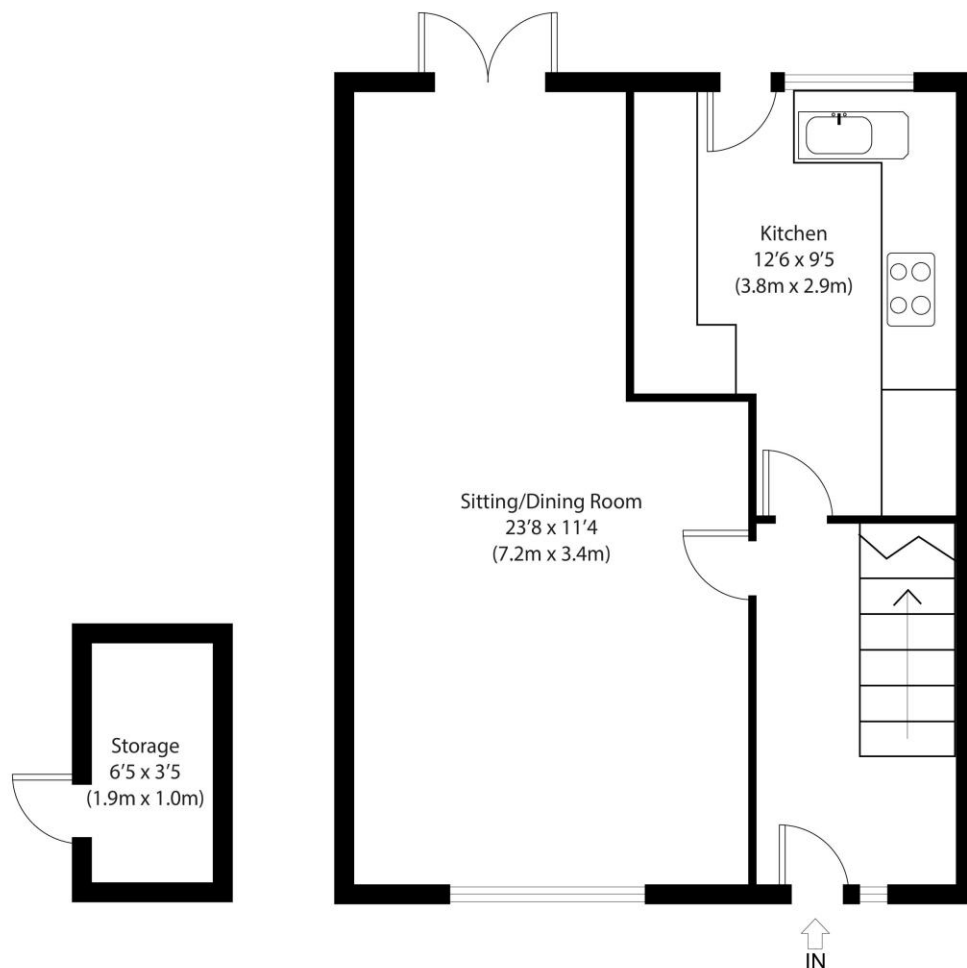
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS sooner.storage.chugging

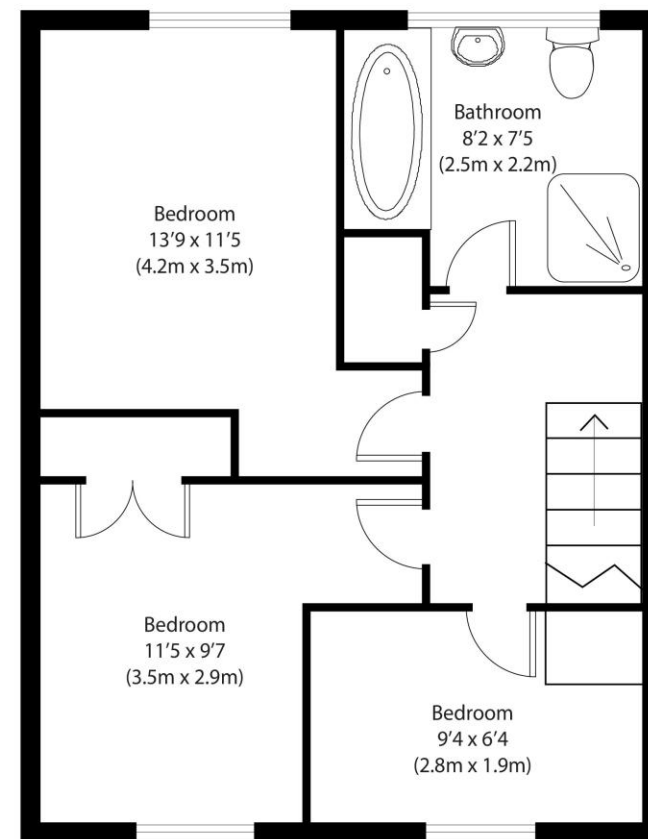
VIEWING Strictly by prior appointment only through DAVID BURR.

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



First Floor



Approximate Gross Internal Area
Main House 845 sq ft (79 sq m)
Outbuilding 20 sq ft (2 sq m)
Total 865 sq ft (80 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

