



**Radcliffe & Rust**  
Residential sales & lettings

**100 Crockfords Road, Newmarket CB8 9BG**  
**Guide Price £625,000**

Radcliffe & Rust are delighted to offer, for sale, this beautifully positioned Edwardian 5 Bedroom property in the highly desirable town of Newmarket, a historic and vibrant Suffolk market town renowned as the home of British horseracing. The property is conveniently located within approximately 1 mile of Newmarket's High Street, offering a wide range of independent shops, restaurants, cafés and everyday amenities, as well as the famous Rowley Mile and July Racecourse. For commuters, Newmarket train station is around half a mile away, providing direct links to Cambridge (approximately 20 minutes) and connections onwards to London. The property is also ideally situated for road access, with Cambridge just 13 miles away, Bury St Edmunds around 14 miles and easy connections to the A14 and M11. The property resides in East Cambridgeshire so is in the catchment area for both Bottisham and Soham Village Colleges. The area benefits from a wealth of green spaces, making it an excellent choice for families and professionals alike seeking a balance of countryside charm and convenient connectivity.

Upon entering the property, you are welcomed into a spacious entrance hall featuring warm, oak wood flooring which flows seamlessly throughout the ground floor, setting a traditional and inviting tone. The living room is the first room you reach and is positioned at the front of the property. This elegant space is filled with natural light via a large bay window, complemented by high ceilings, soft neutral décor and an original fireplace which forms a charming focal point.

Continuing through the hallway, you reach the dining room, a superb space for entertaining. With rich wooden flooring underfoot and another beautiful original fireplace, this room offers a warm and characterful setting for hosting guests. It benefits from dual access, both from the hallway and through to the garden room, enhancing the flow of the home.

The kitchen is located at the rear of the property and is thoughtfully designed with classic cream wall and base units, perfectly contrasted by granite worktops. A range-style cooker with gas hob sits at the heart of the space, accompanied by integrated appliances, recessed downlighting and a ceiling fan. The kitchen also provides access to the side of the property and opens directly into the garden room.

A standout feature of this home is the impressive garden room/conservatory. Bathed in natural light from its extensive glazing and framed by exposed brickwork, this space blends comfort and style effortlessly. With a combination of tiled and carpeted flooring, it offers a versatile area ideal for relaxing or entertaining, with double doors opening out onto the rear garden, creating a seamless indoor-outdoor connection during the warmer months.

From the kitchen, there is access to the basement level, which comprises two useful store rooms, and area for laundry and a cellar, providing excellent additional storage space.

On the first floor, the property offers three bedrooms, a family bathroom and a separate WC. The principal bedroom is located at the front of the property and is a generous double room featuring a large bay window, soft carpeting and an original fireplace, maintaining the home's period charm. Bedroom two, positioned adjacent, is also a well-proportioned double with views over the rear garden, carpet flooring and a feature fireplace. Bedroom three is a single room located at the rear, benefiting from two windows allowing ample natural light, along with

built-in navy wardrobes providing practical storage.

The bathroom and separate WC are conveniently situated between bedroom three and the staircase leading to the second floor. The WC features a decorative stained-glass window, adding a touch of character, while the bathroom is fitted with a white suite including a bath and hand basin, complemented by tiled finishes.

The second floor hosts two further bedrooms and a shower room. Both bedrooms feature soft carpeting and characterful sloping ceilings with restricted head height. Bedroom four is a comfortable double overlooking the front of the property, while bedroom five is a single room overlooking the rear, currently utilised as a study, offering flexibility for modern living. The shower room serves this floor and is fitted with a practical suite.

Externally, the rear garden is beautifully arranged with a paved patio area directly outside the property, leading onto a well-maintained lawn and a composite decking area at the far end. This thoughtfully designed outdoor space is perfect for summer entertaining and family gatherings, with both fittings for an outside tap and electric hook up. The property also benefits from a single garage, providing additional storage or parking.

This elegant Edwardian home perfectly combines period charm with practical family living in a desirable Newmarket location.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

#### Agent Notes

Tenure: Freehold  
Council tax band: E  
Council: East Cambs District Council  
Chain Free





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

