



**22 Suffolk Way,
Newmarket, Suffolk**

**DAVID
BURR**



22 Suffolk Way, Newmarket, Suffolk, CB8 0DY

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.

Situated within this highly regarded and desirable area, this beautifully presented semi-detached family bungalow has undergone a comprehensive programme of modernisation and extension in recent years. Impressive rooms comprise a stunning kitchen/diner, sitting room with log-burning stove, three bedrooms and an en-suite bathroom. Complete with a landscaped garden, off-road parking and garage.

A remarkably improved and stylishly extended three-bedroom semi-detached bungalow in a highly sought-after location close to amenities.

ENTRANCE HALL Part-glazed entrance door leading into a welcoming hallway with tiled flooring, built-in storage cupboard and access to loft space. Doors leading to principal rooms.

KITCHEN / DINING ROOM Impressive re-fitted kitchen featuring a contemporary range of high-gloss wall and base units with quartz work surfaces over and inset sink with mixer tap. Central island incorporating eye-level oven, separate hob with extractor and recessed lighting, built-in wine cooler and breakfast bar seating. Integrated dishwasher and washing machine, plus space for an American-style fridge/freezer.

Ample space for dining table and chairs, high-gloss tiled flooring, feature ceiling and plinth lighting, radiator and bi-fold doors opening onto the rear garden.

SITTING ROOM and spacious reception room with window overlooking the rear garden. Contemporary brick-built fireplace housing wood-burning stove, feature ceiling lighting and TV aerial point.

BEDROOM 1 Well-proportioned principal bedroom with extensive built-in wardrobes incorporating sliding mirrored doors. Door providing direct access to the garden. Door to:

EN SUITE Modern suite comprising walk-in shower enclosure, wash hand basin set within a vanity unit, low-level WC with concealed cistern, fully tiled walls and tiled flooring with underfloor heating. Chrome heated towel rail and obscured window to the side.

BEDROOM 2 Double bedroom with window to the rear aspect.

BEDROOM 3 / STUDY Window to the side aspect and telephone connection point. Currently utilised as a home office.

BATHROOM Re-fitted suite comprising panelled bath with centre-fill taps, wash hand basin set in a vanity unit, low-level WC and matching corner storage cupboard. Part-tiled walls, tiled flooring, chrome heated towel rail, extractor fan and obscured window to the side.

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Outside

FRONT Large gravel frontage providing extensive off-road parking. Driveway leading to:

GARAGE Up-and-over door, power and lighting connected, pedestrian door to the rear garden.

REAR GARDEN Fully enclosed and offering a good degree of privacy. Laid mainly to artificial lawn with a variety of mature plants and shrubs, decked seating area ideal for entertaining, outside lighting, outside tap, storage shed and personal door to the garage.

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 C. (£2,058.49 per annum)

EPC C

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof with cladding

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 velocity.adding.alpha

VIEWING Strictly by prior appointment only through DAVID BURR.

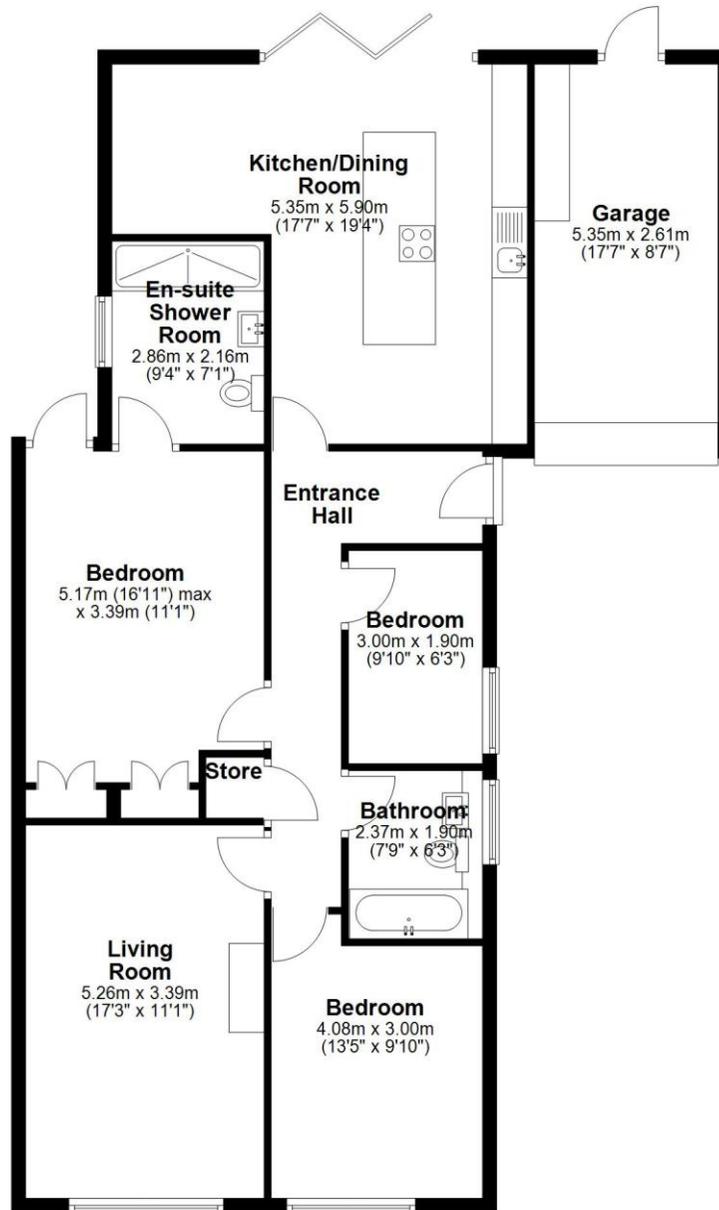
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Ground Floor

Approx. 115.4 sq. metres (1242.4 sq. feet)



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

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