



**22 Queen Street
Newmarket, CB8 8EX
Offers Over £360,000**

MA
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A truly exceptional and highly individual part-flint semi-detached cottage, originally a former granary, beautifully positioned in the very heart of this world-renowned town.

Brimming with character and period charm, this captivating home offers deceptively spacious and versatile accommodation arranged over several levels. The well-balanced layout comprises an entrance hall, a charming living room, a study/snug, a well-appointed kitchen/dining room, a useful cellar with independent garden access, a downstairs cloakroom, three generous bedrooms, and an elegant four-piece family bathroom.

Externally, the property is complemented by a delightful, fully enclosed rear garden, offering an excellent degree of privacy, together with the added benefit of a detached garage.

Tucked away yet perfectly placed, the property is just a short stroll from the High Street, which provides an excellent selection of restaurants, shops and amenities, as well as the railway station offering connections to Bury St Edmunds, Cambridge and beyond.

Situated in Suffolk, Newmarket is internationally celebrated as the historic "Headquarters of Horseracing", a global centre for thoroughbred breeding, training and equine medicine. Dating back to the early 13th century, this vibrant market town blends striking historic architecture with a lively High Street, interwoven with the town's iconic horse walks that link the surrounding training grounds.

Offered for sale with the significant advantage of no onward chain, this rare and characterful home must be viewed at the earliest opportunity to be fully appreciated.

Entrance Hall

With opening to snug/study and cloakroom. Window to the side aspect.

Kitchen/Dining Room 14'3" x 12'1" (4.35m x 3.70m)

Contemporary Shaker style kitchen with a range of matching eye and base level cupboards with oak worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for large range style cooker with stainless steel extractor above. Integrated dishwasher. Space for American style fridge/freezer. Attractively tiled splashbacks. Karndean wood flooring. Radiator. Half glazed doors leading to snug/study and rear garden. Window to front aspect.

Snug/Study 14'3" x 9'2" (4.35m x 2.81m)

Charming room with dual aspect windows. Exposed beams to ceiling. Built-in storage cupboard. Feature alcove with built-in storage cupboard. Door and steps leading to stairs to first floor and cellar. Radiator. Doors leading to kitchen/dining room and living room.

Living Room 14'1" x 12'7" (4.31m x 3.84m)

Well presented room with feature inset fireplace with full length wooden mantel above and exposed brick hearth. Exposed ceiling beams. Window to the front aspect. Built-in shelving. Radiator. Door to snug/study.

Cellar 12'6" x 10'2" (3.83m x 3.12m)

With built-in storage cupboard. Worktop area. Stairs leading to snug/study and lean to. Windows to the rear aspect.

Rear Porch

With door leading to stairs to cellar.

Cloakroom

White low level W.C. Obscured window to the front aspect. Door to entrance hall.

1st Floor Landing

Bedroom 1 14'5" x 12'11" (4.40m x 3.94m)

Spacious bedroom with built-in wardrobes and storage cupboard. Radiator. Window to the front aspect. Door to landing.

Bedroom 3 12'4" x 10'10" (3.77m x 3.31m)

Spacious bedroom with window to the rear aspect. Radiator. Step and door leading to landing.

2nd Floor Landing

With curved stairs leading to bedroom 2. Built-in storage cupboard. Door to bathroom. Spiral stairs leading to first floor.

Bedroom 2 14'9" x 8'9" (4.50m x 2.68m)

Spacious bedroom with sloped ceiling. Dual velux windows. Window to the front aspect.

Bathroom

Contemporary, generous bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under, panelled bath with mixer tap over and walk-in shower. Ladder radiator. Attractively tiled. Window to the rear aspect. Karndean wood flooring. Door to landing.

Garage 17'6" x 7'8" (5.35m x 2.35m)

With up and over door. Door leading to rear garden.

Outside - Front

Gravelled beds with a variety of established planting. Paved area and pathway leading to front door. Access gates to the front and rear garden. Access to garage.

Outside - Rear

Wrap around patio with doors leading to kitchen/dining room and rear porch, seating area with raised bed planting. Step up to patio seating area. Well maintained lawned area with a charming variety of established planting and shrubs.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 108 SQM

Parking - Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

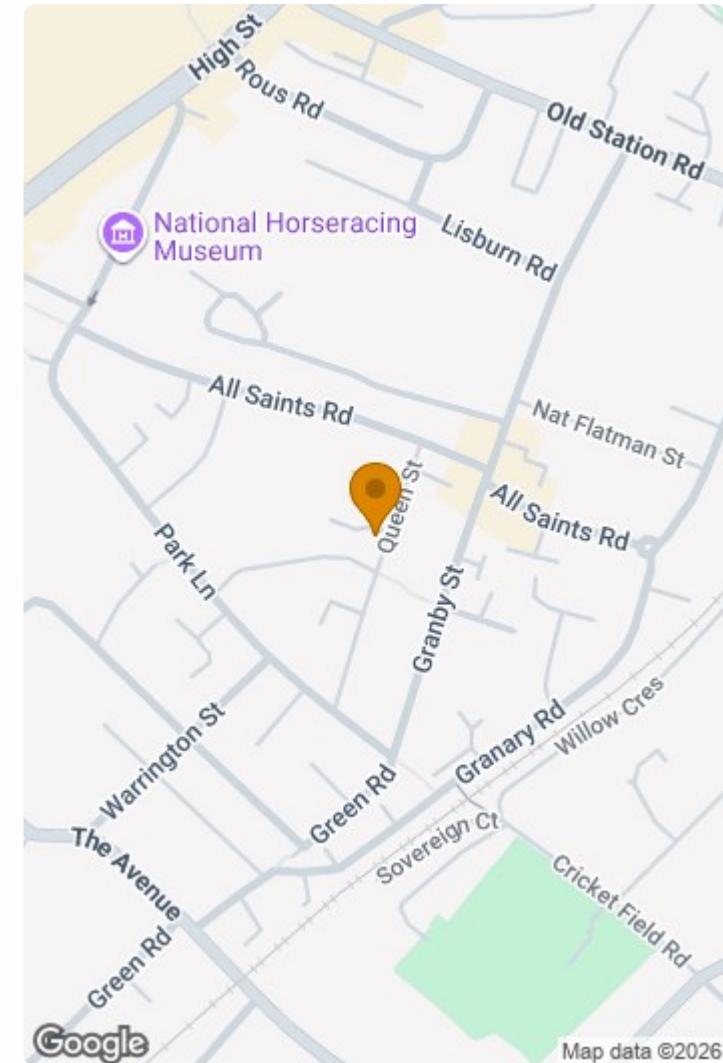
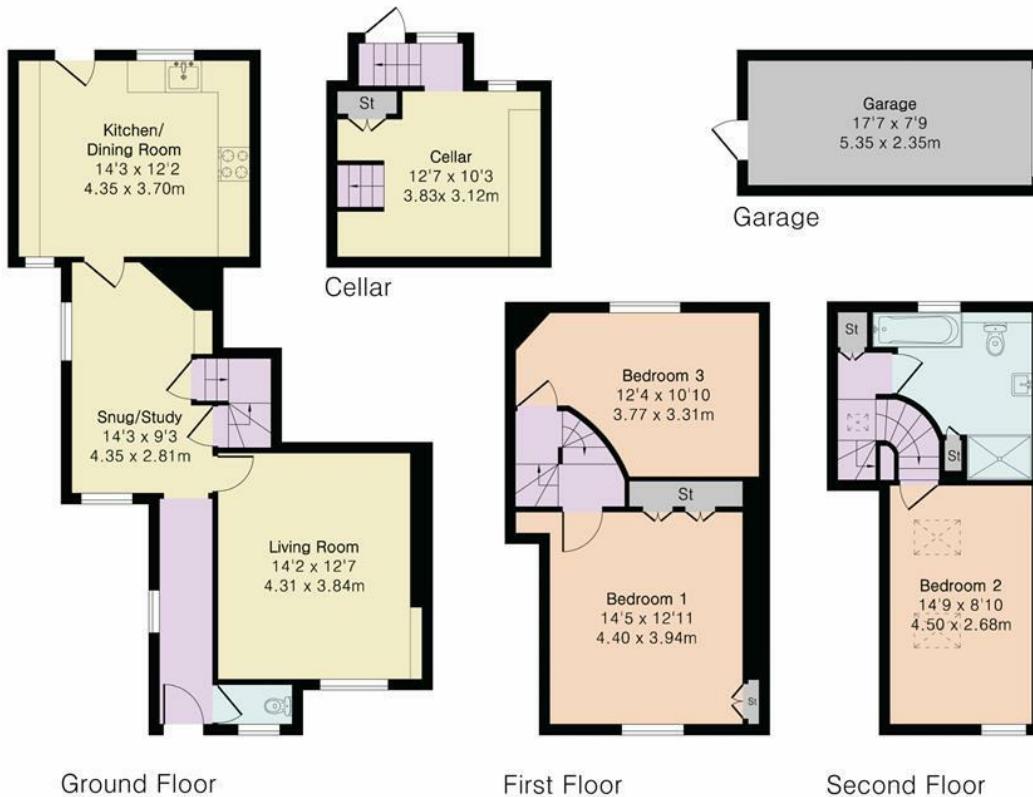
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

**Approximate Gross Internal Area 1324 sq ft - 123 sq m
(Excluding Garage)**

Cellar Area 148 sq ft - 14 sq m
Ground Floor Area 562 sq ft - 52 sq m
First Floor Area 357 sq ft - 33 sq m
Second Floor Area 257 sq ft - 24 sq m
Garage Area 135 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Environmental Impact (CO ₂) Rating	
Curret	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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