

Carson Walk,
Newmarket, Suffolk CB8 0DR
Guide Price £290,000

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A spacious terraced home on this popular development within close proximity to the town centre of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The property offers a living room/diner, modern fitted kitchen, conservatory, cloakroom, three generous bedrooms and a family bathroom.

Externally, the rear garden is fully enclosed and leads out to allocated parking.

A great first time family purchase that must be seen to be appreciated.

Entrance Hall
Doors to kitchen/breakfast room, lounge/dining room and cloakroom. LVT wood flooring. Radiator. Stairs to first floor.

Kitchen/Breakfast Room
11'1" x 10'5"
Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated, eye level, double oven. Inset electric hob with stainless steel extractor above. Space and plumbing for washing machine. Integrated fridge/freezer. Attractive tiled splashbacks. Tiled flooring. Window to the rear aspect. Arched opening to entrance hall. Radiator. Half glazed door to rear garden.

Lounge/Dining Room
23'7" x 10'9"
Spacious lounge/dining room with glazed sliding doors to conservatory. Feature fireplace with cream surround, mantel and hearth, currently fitted with coal effect fire. Full height window to the front aspect. Radiators. Door to entrance hall.

Conservatory
11'5" x 8'10"
Generous conservatory with French doors to rear garden and sliding glazed doors to lounge/dining room. LVT wood flooring.

Cloakroom
White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

Landing
Doors leading to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Bedroom 1
12'9" x 10'9"
Spacious double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 2
10'9" x 10'9"
Generous double bedroom with window to the front aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 3
9'6" x 8'6"
Well proportioned room with window to the rear aspect. Radiator. Door to landing.

Bathroom
Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Obscured window. Ladder radiator. Door to landing.

Outside - Front
Well maintained lawned are with central mature tree. Gravelled bed. Central pathway leading to front door with storm porch over. Picket fencing and gate to boundary.

Outside - Rear
Block paved area to rear and side of the house. Door to brick built outbuilding. Gravelled seating area and pathway. Well maintained lawned area with planted border. Timber shed. Access gate to the rear.

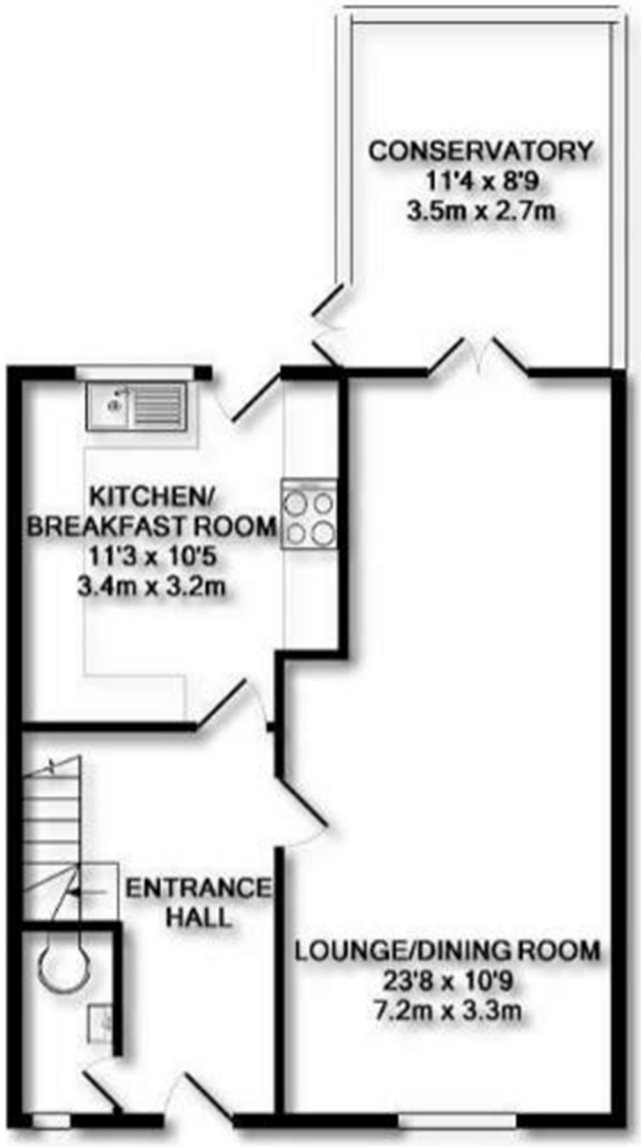
PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 88 SQM
Parking –
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources -
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

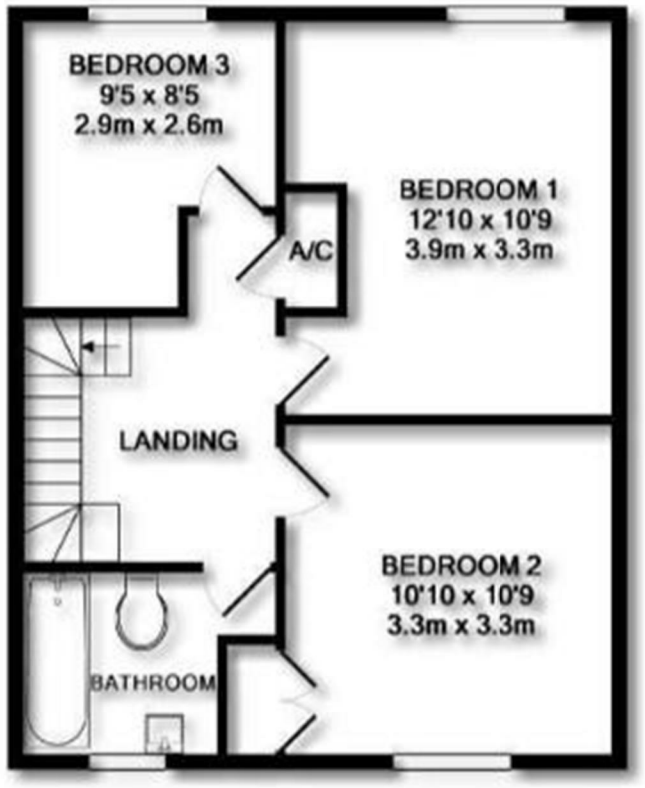
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 20 miles from Bury St Edmunds, and roughly 30 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.



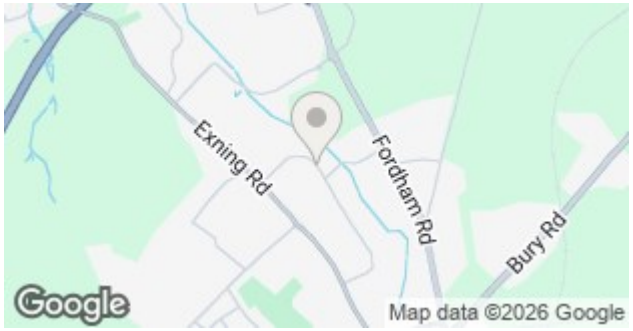


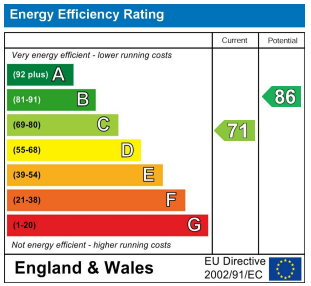


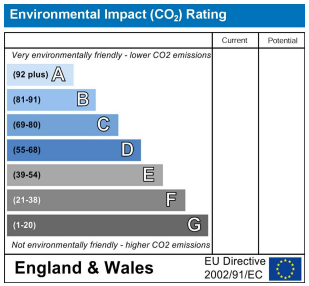




- **Mid-Terraced House**
- **Spacious Accommodation**
- **Modern Kitchen**
- **Lounge/Dining Room**
- **Three Bedrooms**
- **Modern Bathroom**
- **Rear Garden**
- **Allocated Parking**
- **Viewing Highly Recommended**







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