



Edinburgh Road, Newmarket, CB8 0EP

**CHEFFINS**

## Edinburgh Road

Newmarket,  
CB8 0EP

3 2 1

Offers In Excess Of £425,000

- Well Presented Family Home
- 3 Bedrooms - 1 Ensuite
- Open Plan Versatile Accommodation
- Greatly Improved by Current Owners
- Landscaped Rear Garden
- Garage & Driveway
- Short Walk to High Street & Local Amenities
- NO CHAIN

A spacious and well presented link-detached family home situated in a highly regarded residential area. The property benefits from over 1,300 sq ft of versatile accommodation including an open plan living/family/snug area, a superb kitchen/breakfast room with bi-folding doors opening onto the garden, 3 bedrooms, 1 ensuite and a family bathroom. External features include a landscaped rear garden, a garage and driveway providing off-road parking. NO CHAIN - Viewing Essential.





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE PORCH**

with entrance door, window to the side aspect, internal door into the garage.

**ENTRANCE HALL**

Open plan through to;

**CLOAKROOM**

with a low level WC, hand wash basin, heated towel rail.

**OPEN PLAN LIVING/SNUG AREA**

A dual aspect room with a window to the side aspect and a large window to the front, wood burning stove, radiator, stairs to the first floor landing.

**OPEN PLAN FAMILY/LIVING ROOM**

with 2 radiators, archway through to;

**KITCHEN/BREAKFAST ROOM**

with a range of modern base and wall mounted cupboards, rolled edge wood worktop surfaces, stainless steel sink, a range of built-in appliances including a double oven, gas hob with extractor hood over, dishwasher, fridge/freezer and washing machine, radiator, window to the rear aspect and bi-folding doors opening onto the garden.

**FIRST FLOOR****LANDING**

with a large window to the side aspect.

**BEDROOM 1**

with a radiator, built-in wardrobe, window to the front aspect.

**ENSUITE SHOWER ROOM**

with a double shower cubicle, hand wash basin, low level WC, heated towel rail.

**BEDROOM 2**

with a radiator, window to the rear aspect.

**BEDROOM 3**

with a radiator, window to the rear aspect.

**FAMILY BATHROOM**

with a panelled bath with low level WC, hand wash basin, shower cubicle, tiled walls, laminate flooring.

**OUTSIDE**

The rear garden is landscaped with railway sleeper flower borders with steps leading to a raised area, various shrubs and plants, vegetable planters and a patio seating area adjoining the property.

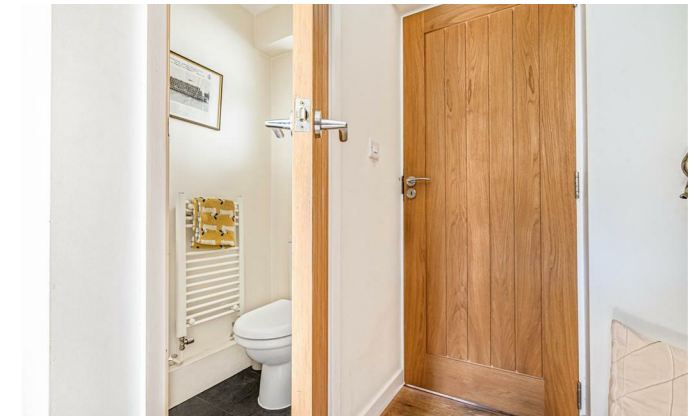
To the front is a hardstanding sloped driveway leading to the garage and a further garden area laid to lawn.

**GARAGE**


with an up and over door to the front, pedestrian door into the garden and window.

**SALES AGENTS NOTES**

For more information on this property, please refer to the Material Information Brochure on our website.

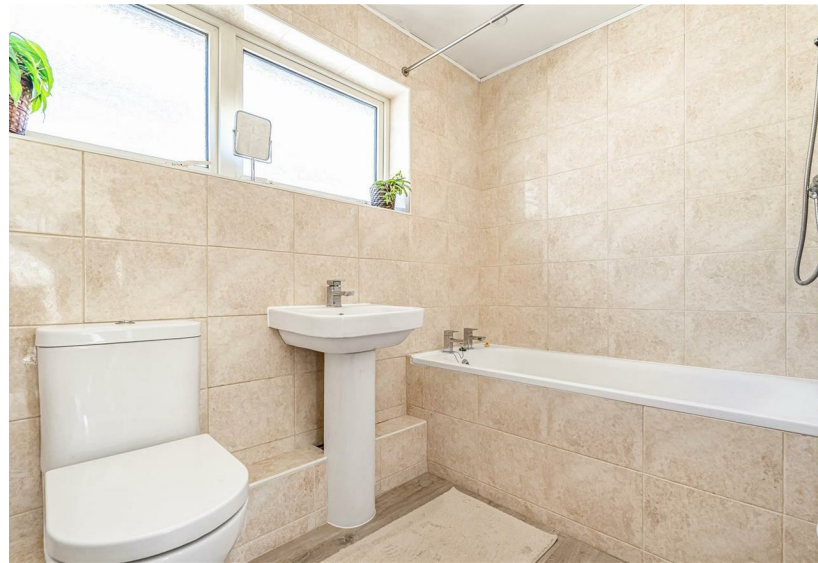




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Offers In Excess Of £425,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk



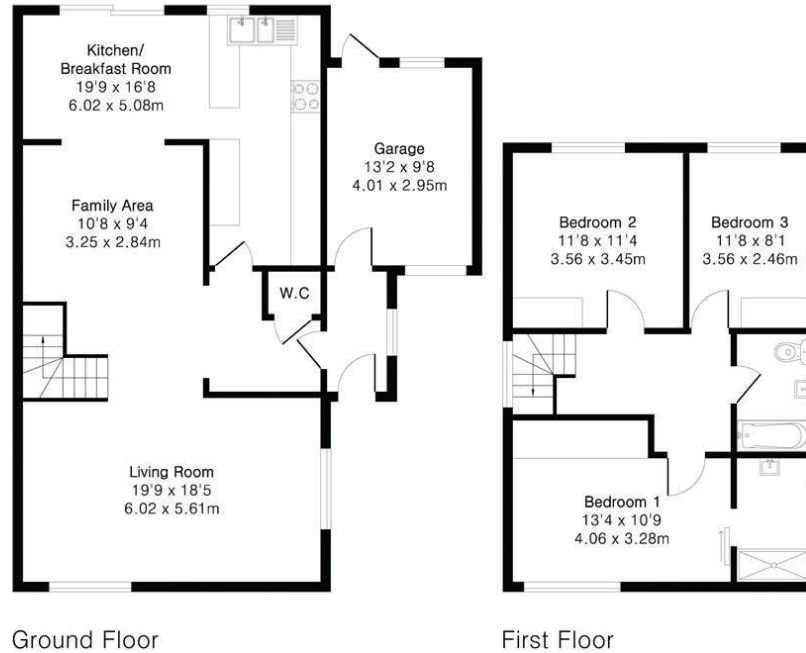


**Approximate Gross Internal Area 1351 sq ft - 126 sq m  
(Excluding Garage)**

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 127 sq ft – 12 sq m



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

