



Mill Mews, 34 Mill Hill, Newmarket, Suffolk

Pocock + Shaw

5 Mill Mews  
34 Mill Hill  
Newmarket  
Suffolk  
CB8 0JB

A 2 bedroom modern home forming part of an attractive Mews development conveniently located North of the town centre. The property is offered with no chain and benefits from a double aspect living room, a fitted kitchen/dining room and a ground floor cloakroom. Features include 2 double bedrooms, an en-suite shower room and a bathroom on the first floor and a small garden and allocated parking.

Guide Price £250,000



**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

**Entrance hall** with a part glazed entrance door, built in cupboard, stairs leading to the first floor, under stair cupboard, wood flooring.

**Cloakroom** with a hand basin and low level WC.

**Living room** a double aspect room with a pair of French doors leading to the garden, wood flooring.

**Kitchen/dining room** a double aspect room with a range of fitted base and wall mounted units, worktops with inset sink and drainer, integrated appliances comprising an oven and grill, ceramic hob with a stainless steel extractor hood over, tiled flooring, recessed ceiling lighting and a pair of French doors leading to the garden.

## First floor

**Landing** with a Velux window to the rear aspect.

**Bedroom 1** a triple aspect room with part sloping ceilings, 2 built in cupboards.

**Ensuite Shower room** with a corner tiled shower cubicle, hand basin and low level WC, tiled walls and flooring, part sloping ceilings.

**Bedroom 2** with part sloping ceilings, built in cupboard housing the gas fired combination boiler.

**Bathroom** with a bath with a shower attachment over, hand basin and concealed cistern low level WC, tiled walls and flooring.

**Outside** The property forms part of an attractive modern cul-de-sac development approached via a brick paved driveway and with a designated parking space at the front of the property and visitor parking spaces nearby. To the side of the house is an enclosed garden accessed via a wooden gate with a paved area, a raised deck/seating area and pedestrian access to the rear of the building.

## Services and tenure

**Tenure** The property is freehold, however, there is an annual service charge for the development estimated at £705.90 for 2026.

**Services** Mains water, gas, drainage and electricity are connected.

The property is in Newmarket conservation area and is in a low flood risk area.

The property has a registered title.

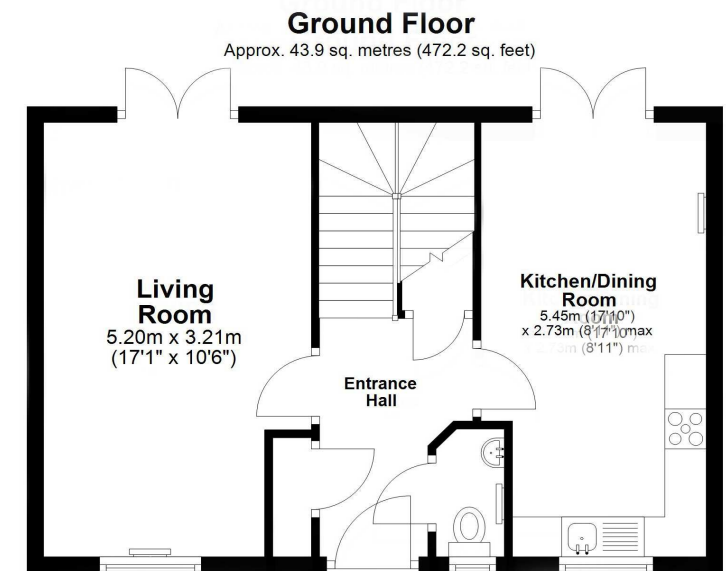
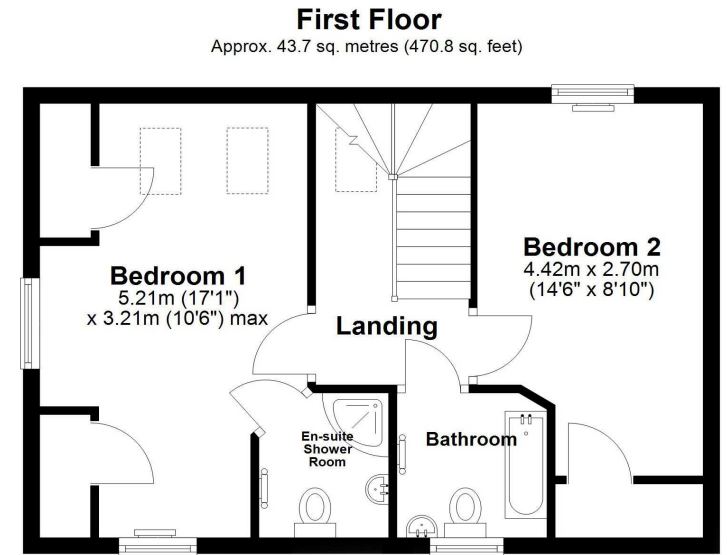
Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

**Council Tax** C West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Total area: approx. 87.6 sq. metres (943.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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