



**Freshfields,
Newmarket, CB8 0EG
£280,000**

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Freshfields, Newmarket, CB8 oEG

An established semi-detached family home standing within this popular residential area and enjoying a delightful open view to rear overlooking an open field.

Boasting sizeable rooms throughout, this property offers entrance hall, living room/dining room, kitchen, a conservatory, three bedrooms and a family bathroom.

Externally the property offers a good size rear garden offering a lovely addition to this property with outbuildings/shed.

No chain - viewing recommended.

Entrance Hall

Entrance hall with doors leading to:

Living Room

13'3" x 12'7"

Bricked wall feature with an electric fireplace. Internal french doors leading to dinning room. Window to front aspect.

Dining Room

10'3" x 8'11"

Door leading to kitchen and internal french doors to conservatory.

Kitchen

10'2" x 9'7"

Fitted with a range of eye and base level units with worktop over. Integrated stainless steel sink with mixer tap. Space for white goods. Window to rear aspect. Internal door leading to hallway; external door leading to side aspect.

Conservatory

12'6" x 8'9"

Steps down into conservatory from dining room. External french doors leading to rear garden.

Bedroom 1

11'8" x 10'4"

Built in storage with window to front aspect.

Bedroom 2

11'2" x 10'2"

Built in storage with window to rear aspect.

Bedroom 3

8'4" x 8'3"

Built in storage with window to front aspect.

Bathroom

Storage cupboard, with panelled bath and handwash basin. Window to side aspect.

WC

WC only, window to side aspect.

Outbuilding

8'0" x 5'6"

External doors to two storage cupboards and a WC. Window to rear aspect.

Outside Front

Walled front garden with mature shrubbery. Driveway access for parking.

Outside Rear

Patio area with access to the outbuilding, also leading to lawned area with mature shrubberies, a greenhouse and a shed.

Property Information

EPC - D

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – Garage & Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

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.



**Approximate Gross Internal Area 1026 sq ft - 95 sq m
(Excluding Garage)**

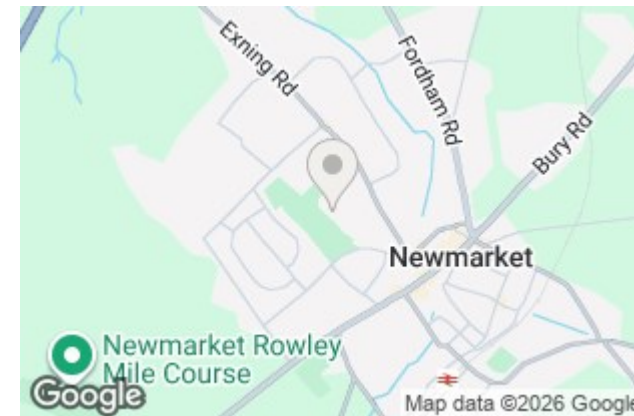
Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 80 sq ft – 7 sq m



- Established Family Home
- Sought After Location
- Sizeable Rooms Throughout
- Conservatory
- Enclosed Garden With Outbuildings
- Views Over Open Fields
- No Chain



Energy Efficiency Rating		Current	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		Current	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	



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.



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