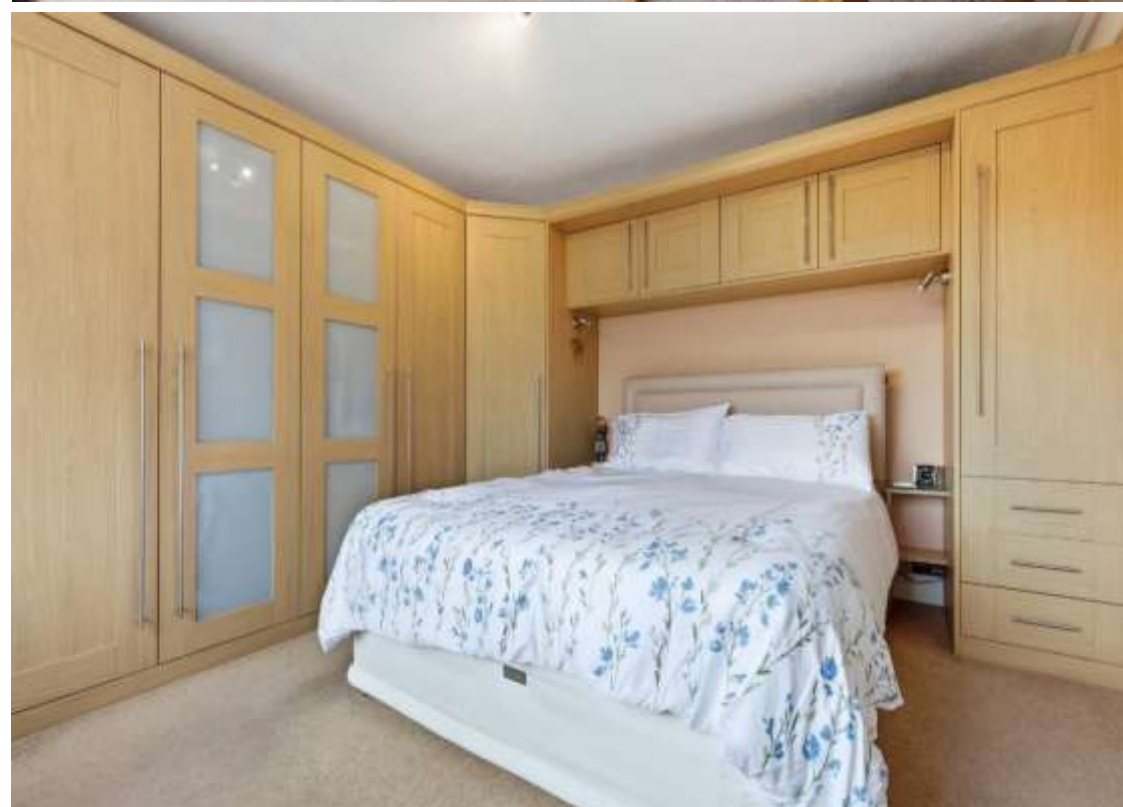




**54 Ashley Road,
Newmarket**

**DAVID
BURR**



54 Ashley Road, Newmarket, CB8 8DA

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Occupying an enviable position with uninterrupted views across Side Hill Stud and surrounding paddocks to the front, the property offers generous accommodation together with a long, south-facing, well-stocked rear garden. Comprising an entrance hall, 3 bedrooms, a refitted kitchen and sitting/dining room. Complete with an oversized garage and plenty of parking to the front.

A spacious, well-presented three-bedroom bay-fronted detached bungalow in a sought-after south-east Newmarket location.

ENTRANCE PORCH Double-glazed entrance porch with glazed door leading into the property.

ENTRANCE HALL A spacious and welcoming entrance hall featuring loft access, a fitted airing cupboard housing the hot water cylinder, a further storage cupboard providing excellent space for coats and shoes, and doors leading to all principal rooms.

PRINCIPAL BEDROOM A generous double bedroom with a comprehensive range of fitted wardrobes and drawers, complemented by a double-glazed bay window overlooking the front aspect.

BEDROOM 2 A well-proportioned double bedroom with a double-glazed bay window enjoying views to the front.

BEDROOM 3 A comfortable third bedroom with a fitted storage cupboard and a double-glazed window to the side aspect.

FAMILY SHOWER ROOM Refitted with a contemporary suite comprising a wash hand basin with mixer tap set within a vanity unit, built-in storage cupboards, illuminated electric mirror, low-level WC, and a large fully tiled shower enclosure. Finished with tiled flooring, a chrome ladder-style heated towel rail, and a double-glazed side window.

REFITTED KITCHEN A stylish, modern kitchen fitted with an extensive range of matching base and eye-level units with drawers and work surfaces incorporating a stainless-steel sink with mixer tap. Features include:

- Space for a Rangemaster-style cooker with extractor hood above
- Integrated Bosch dishwasher
- Integrated fridge and freezer
- Part-tiled splashbacks
- Luxury vinyl tiled flooring
- Double-glazed window overlooking the rear garden
- Patio door providing direct access to the garden

SITTING / DINING ROOM A spacious dual-aspect living room with an attractive gas feature fireplace set within a brick chimney breast and tiled hearth. The chimney retains a working flue, allowing the possibility of reinstating either a log-burning stove or an open fireplace. French doors open directly onto the rear patio, while windows to the side provide excellent natural light. An attractive archway leads through to the dining area, creating an ideal space for both everyday living and entertaining.

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Outside

FRONT GARDEN The property is approached via an extensive gravel driveway providing off-road parking for numerous vehicles. The front garden includes a small lawn, attractive flower borders, a dwarf brick wall, side access to the rear garden, and access to the oversized single garage. One of the property's most appealing features is its delightful uninterrupted outlook across stud land and paddocks, creating a picturesque setting on the south-east side of Newmarket.

REAR GARDEN The impressive rear garden enjoys a desirable due south-facing aspect and has been thoughtfully landscaped. Immediately adjoining the property is a recently laid, extensive Indian sandstone patio, providing ample space for outdoor seating, dining, and entertaining. Additional features include an outside tap, water butts, and a side pedestrian gate leading to the front of the property. Steps and pathways lead through the beautifully maintained garden, which is predominantly laid to lawn and bordered by mature flower beds, shrubs, and trees, all enclosed by fencing for privacy.

Further features include:

- Fruit and vegetable growing areas
- Greenhouse
- Garden shed
- Raised decking and seating area positioned at the rear of the garden

The garden is a particular highlight of the property, offering a peaceful and well-established outdoor space to enjoy throughout the seasons.

GARAGE An oversized single garage with an up-and-over door, power and lighting connected. The front section provides secure vehicle storage, while the rear has been arranged as a useful workshop complete with shelving, cupboards, plumbing for a washing machine and tumble dryer, and a wall-mounted Baxi gas-fired boiler.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£3,000.40 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

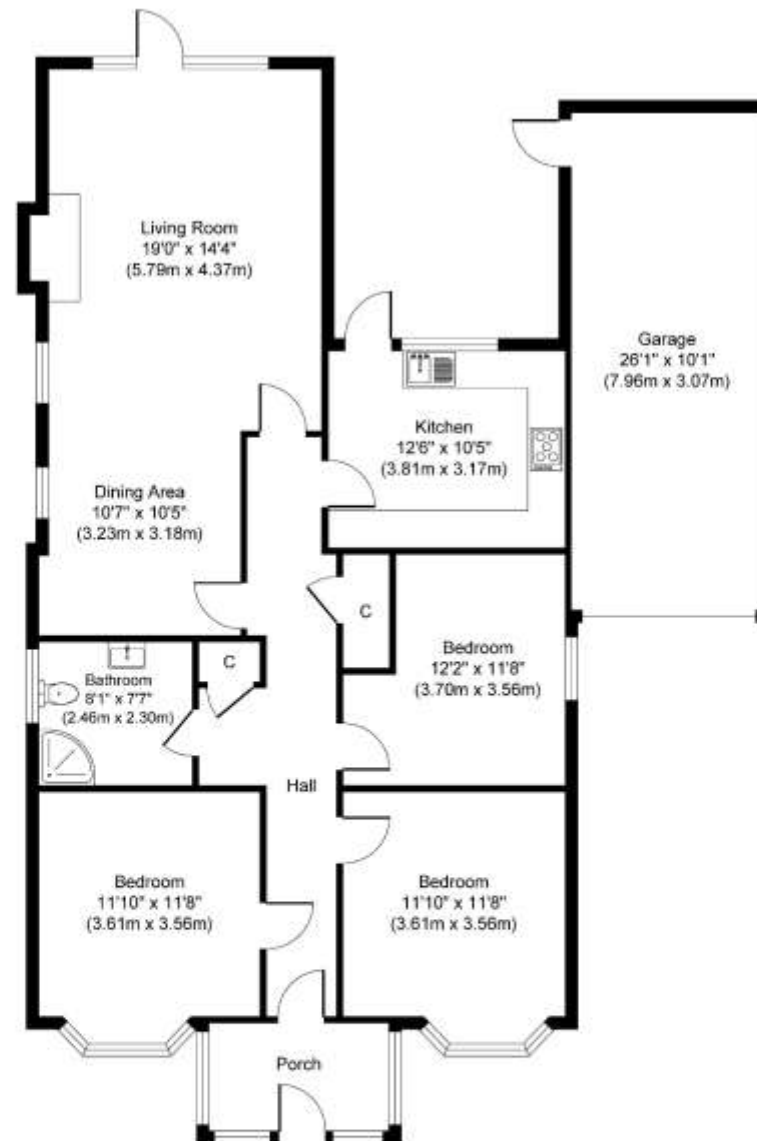
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS lines.weep.desiring

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
1505 sq. ft
(139.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

