



Paddocks Drive, Newmarket CB8 9BE

Guide Price £500,000

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Paddocks Drive, Newmarket CB8 9BE

A delightful detached family home that offers light and spacious accommodation throughout and is located in a quiet cul de sac location in 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 accommodation a living room, open plan kitchen/dining room, study/bedroom 4, WC, three bedrooms with ensuite to master and a family bathroom.

Outside there is a generous, private rear garden that is well stocked with flowers, shrubs and trees with gated access to the driveway that provides access to the detached garage. The front is mainly laid to lawn.

Available with no upward chain, this property must be seen to be appreciated.

NB: Some images are staged for marketing purposes.

Entrance Porch

With generous built-in storage cupboard with gas boiler and plumbing for a washing machine. Door leading to the inner hallway. Velux window.

Kitchen/Diner

22'8" x 15'7"

Spacious kitchen/diner with wooden flooring throughout. Fitted country style cupboards and storage drawers with worktop over. Inset bowl sink with mixer tap over and matching drainer. Space and connection for range style cooker with stainless steel splashback and extractor above. Space for fridge/freezer. Integrated dishwasher. Tiled splashbacks. Spacious dining area. Double width french doors leading to the rear patio. Double doors leading to the sitting room. Radiator. Arched opening leading to the inner hallway with access to the stairs, cloakroom, bedroom 4/study and entrance porch.

Sitting Room

14'11" x 11'10"

Light and spacious sitting room with an inset feature fireplace with stone hearth. Double doors leading to the kitchen/diner. Triple aspect windows. Double width french doors leading to the rear patio.

Bedroom 4/Study

9'10" x 8'1"

Generous room offering a variety of uses. Window to the rear aspect. Radiator. Door to the inner hallway.

Cloakroom

Modern white suite comprising low level WC, pedestal handbasin with mixer tap over. Beautiful half wall tiling. Wooden flooring. Obscured window. Ladder radiator. Door leading to the inner hallway.

First Floor Landing

With doors leading to three bedrooms and bathroom. Window to the front aspect. Access hatch to the loft. Stairs leading to the kitchen/diner.

Master Bedroom

12'11" x 11'11"

Spacious bedroom with built-in wardrobes with mirrored doors. Dual aspect windows. Radiator. Doors leading to the en suite and landing.

En Suite

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and built-in storage cupboard under and generous shower cubicle. Attractively tiled to wet areas. Tiled flooring. Obscured window. Door leading to the Master bedroom.

Bedroom 2

11'11" x 9'1"

Spacious bedroom with window to the rear aspect. Radiator. Door to the landing.

Bedroom 3

11'11" x 9'10"

Spacious bedroom with dual aspect windows. Radiator. Door leading to the landing.

Bathroom

Modern white suite comprising low level WC, pedestal handbasin with mixer tap over, panelled bath with mixer tap over and shower cubicle. Attractively tiled to wet areas. Wooden flooring. Window to the rear aspect. Door leading to the landing.

Outside - Front

Lawned area with a central pathway leading to the front door and sides of the house. Established shrub and tree planting to one border. Access gate to the rear.

Outside - Rear

Lawned areas with block paved patio area to the rear of the house with french doors leading to both the kitchen/diner and sitting room. Central pathway leading to the rear of the garden. Attractive, established shrub and tree planting. Access gates to the front and the rear..

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 104 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps 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.

- **Detached House**
- **Open Plan Kitchen/Diner**
- **Spacious Sitting Room**
- **Study/Bedroom 4**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Contemporary Bathrooms**
- **Driveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

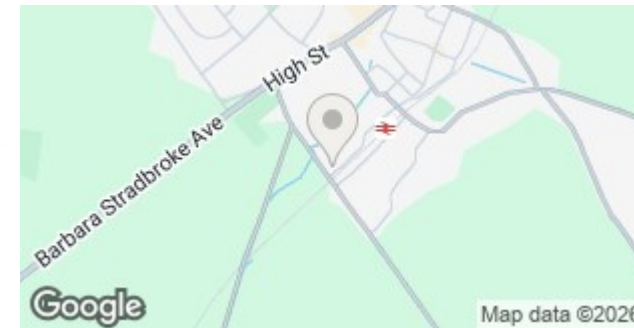


1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
65	77
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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