



Birdcage Walk, Suffolk, CB8 ONE

CHEFFINS

Birdcage Walk

Newmarket, Suffolk,
CB8 ONE

- Close to Town Centre
- 2 / 3 Reception Rooms
- 4 / 5 Bedrooms
- 3 Bath / Shower Rooms
- Double Garage
- Enclosed Rear Garden
- Available August 2026

A beautifully presented 4/5 bedroom detached house standing in a highly regarded location just a few minutes walk to the High Street and Rowley Mile Racecourse. The impressive accommodation has been recently improved and includes a magnificent orangery with atrium roof, a quality fitted kitchen, 2/3 reception rooms and 3 bath/shower rooms. To fully appreciate the versatility of this stunning home an early viewing is recommended. EPC: D, Council Tax G. Available August 2026.

4 3 3

£2,300 PCM





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 HALL

with entrance door, radiator and 2 cloaks cupboards

FAMILY ROOM

with 2 radiators, log burning stove

KITCHEN/BREAKFAST ROOM

with a range of quality fitted units including; 1 1/2 bowl sink unit with cupboards under, further base and wall mounted cupboards, plumbing for dishwasher, gas hob with extractor, built in oven, central island with breakfast bar

ORANGERY

with atrium roof, patio doors to rear and side and underfloor heating

UTILITY ROOM

with sink with cupboard under, plumbing for washing machine and glazed door to garden

STUDY/ BEDROOM 5

with radiator, fitted shelving and cupboards

BEDROOM 4

with glazed door to front

SHOWER ROOM

with shower cubicle, basin, low level WC and towel rail

FIRST FLOOR LANDING

With airing cupboard housing hot water tank and fitted immersion heater and shelving

SITTING ROOM

with log burning stove

BEDROOM 1

with fitted wardrobes with mirror sliding doors

EN SUITE

with shower cubicle, basin, low level WC and towel rail

BEDROOM 2

with fitted wardrobe

BATHROOM

with panelled bath and shower attachment, basin and low level WC

OUTSIDE

DOUBLE GARAGE

with remote control up and over door and power

ENCLOSED REAR GARDEN

laid mostly to lawn with paved patio, brick built store, kitchen garden and flower and shrub beds

FRONT GARDEN

laid mostly to lawn with extensive driveway and parking area

Letting Agents Notes

Deposit - £2653.00

Holding Deposit - £530.00

Square Footage - 2217.37







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	

£2,300 PCM

Council Tax Band - G

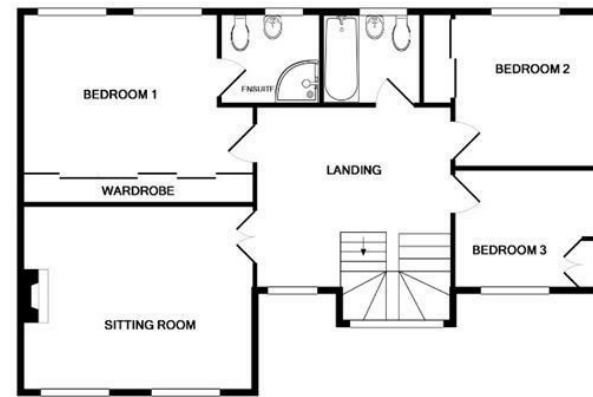
Local Authority - West Suffolk

Agents note:

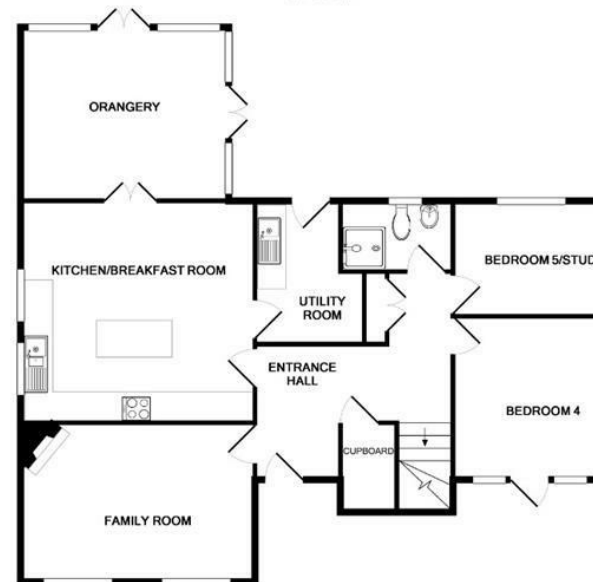
For more information on this property please refer to the Material Information Brochure on our website.

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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.



1ST FLOOR
APPROX. FLOOR
AREA 911 SQ. FT.
(84.6 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1078 SQ. FT.
(100.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1988 SQ. FT. (184.7 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. 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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