

Edinburgh Road,
Newmarket, Suffolk CB8 0EP
Guide Price £425,000

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A beautifully presented link-detached home offering excellent space, flexibility and modern family living, positioned within a popular and established residential setting.

The property provides over 1,300 sq ft of accommodation, with a particularly impressive open-plan arrangement creating a versatile space for relaxing, entertaining and everyday family life. The contemporary kitchen/breakfast room forms a real focal point, with bi-fold doors providing a seamless connection to the rear garden.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite, together with a family bathroom.

Externally, the landscaped rear garden provides an attractive private setting, while a garage and driveway offer useful storage and off-road parking.

Offered for sale with no onward chain, this is a well-equipped family home that deserves an internal inspection to fully appreciate the space and layout on offer.

Entrance Hall
Front door leading into porch, with an internal door through to the garage.

WC
WC, handwash basin and heated towel rail.

Living Room
19'9" x 18'5"
Black iron wood burning stove. Windows to front and side aspects. Leading through to:

Family Room
10'8" x 9'4"
Access to stairs to first floor. Archway through to:

Kitchen/Dining Room
19'9" x 16'6"
The kitchen is fitted with a range of matching eye and base level units with work top over. Integrated stainless steel sink with drainage area and matching stainless steel mixer tap. Other integrated items include: two ovens, a hob, a dishwasher, fridge-freezer and washing machine.
Bi-fold doors leading to rear garden, window to rear aspect.

Bedroom 1
13'4" x 10'9"
Built in wardrobe. Window to front aspect. Internal door leading to ensuite.

Ensuite
Suite comprising of a shower, WC, handwash basin and heated towel rail. Window to side aspect.

Bedroom 2
11'8" x 11'4"
Window to rear aspect.

Bedroom 3
11'8" x 8'1"
Window to rear aspect.

Bathroom
Suite comprising of a panelled bath, shower, WC, handwash basin and a heated towel rail. Window to side aspect.

Garage
13'2" x 9'8"
Up and over garage door to front. Access via door from front entrance hall, access via door to rear. Window to rear aspect.

Outside Front
Sloped driveway, with space for parking, leading to garage and a further area of lawn.

Outside Rear
Beautifully established rear garden, landscaped with a variety of planting and mature borders. A paved terrace provides an ideal space for outdoor dining and entertaining.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - E (West Suffolk)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 126 SQM
Parking – Off-road & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps 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 1351 sq ft - 126 sq m
(Excluding Garage)

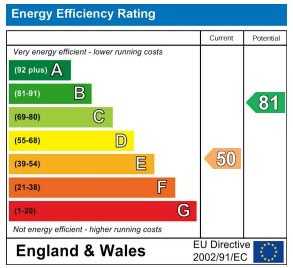
Ground Floor Area 784 sq ft – 73 sq m
First Floor Area 567 sq ft – 53 sq m
Garage Area 127 sq ft – 12 sq m

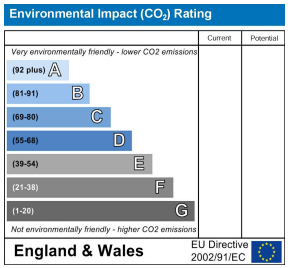


Ground Floor First Floor

- **Highly Regarded Town Location**
- **Close To Local Amenities**
- **Spacious Open Plan Living**
- **Ensuite To Master Bedroom**
- **Enclosed Rear Garden**
- **Garage**
- **NO CHAIN**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





































