



32 Bill Rickaby Drive
Newmarket, CB8 0HQ
£290,000

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A superb and cleverly extended semi-detached property nestling within this popular development and located in this famous horseracing town.

Hugely improved and updated by the current owners, this stylishly presented property offers accommodation to include entrance hall, living room/dining room, refitted kitchen/breakfast room, bedroom 3/study, utility room, two further principal bedrooms and family bathroom.

Externally the property offers landscaped garden offering a lovely addition to this superb opportunity.

Accommodation Details

Fully glazed front entrance door through to the:

Front Porch

Window to the side aspect, radiator, tiled flooring and door through to the:

Living Room 12'5" x 11'11" (3.78m x 3.63m)

Laid oak wood flooring, TV connection point, radiator, staircase rising to the first floor, bay fronted window and door through to the:

Kitchen/Dining Room 11'9" x 10'10" (3.58m x 3.30m)

Fitted with a range of matching eye and base level storage units with working tops over, stainless sink with mixer tap, integrated oven with four-ring gas burner hob and extractor hood, space for fridge/freezer and dishwasher. Window and French doors out to rear garden.

Study 9'4" x 8'0" (2.84m x 2.44m)

Laid wooden style flooring, radiator and window to the front aspect.

Utility Room 8'8" x 6'3" (2.64m x 1.91m)

Space and plumbing for washing machine and tumble dryer.

First Floor Landing

Doors and access through to the bedrooms and bathroom.

Bedroom 1 9'10" x 9'10" (3.00m x 3.00m)

Double bedroom with built in wardrobes, storage cupboard, radiator and window to the front aspect.

Bedroom 2 11'9" x 7'8" max (3.58m x 2.34m max)

Double bedroom with radiator and window to the rear aspect.

Bathroom 6'0" x 5'4" (1.83m x 1.63m)

Three piece suite comprising of a low level WC, wash basin with vanity under,

panelled bath with wall mounted shower and glass screen, heated towel rail, tiled walls and flooring, window to the side aspect.

Outside Front

Paved driveway providing off road parking for two vehicles. Pathway up to the front entrance. Gated access to rear garden.

Outside Rear

Well landscaped rear garden with extensive patio seating area and lawn area. Outdoor lighting, side door through to the utility room and pedestrian gate.

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 15 miles from Bury St Edmunds, and roughly 40 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.

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Semi-detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 65 SQM

Parking - Off Road Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

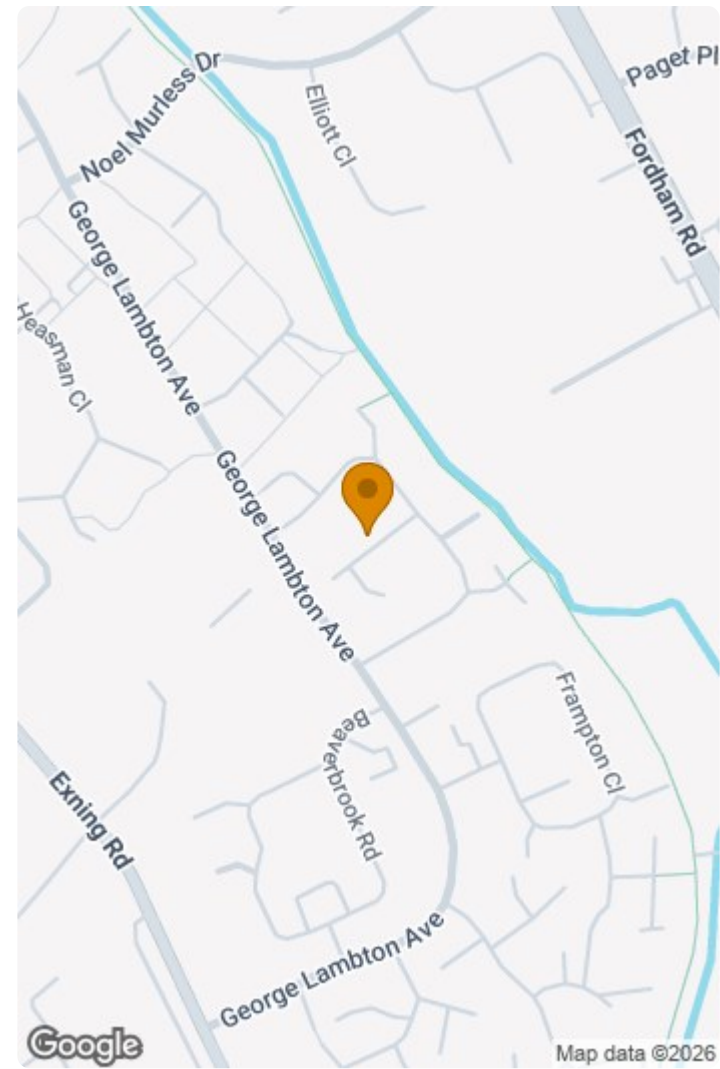
Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast Fibre available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of



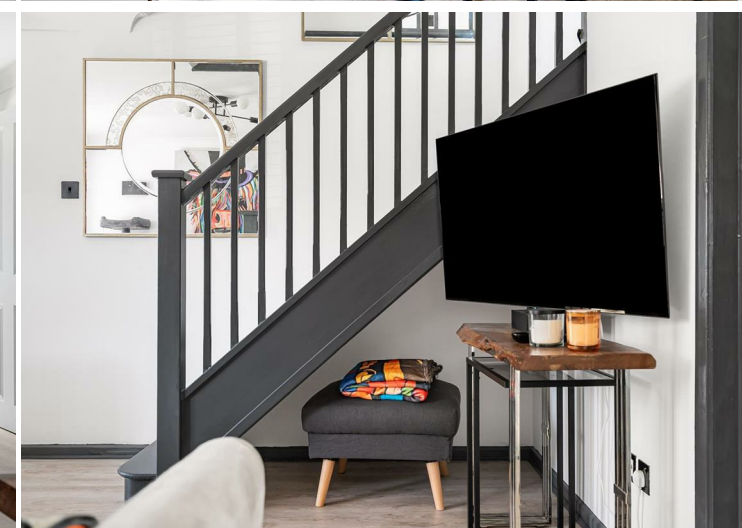
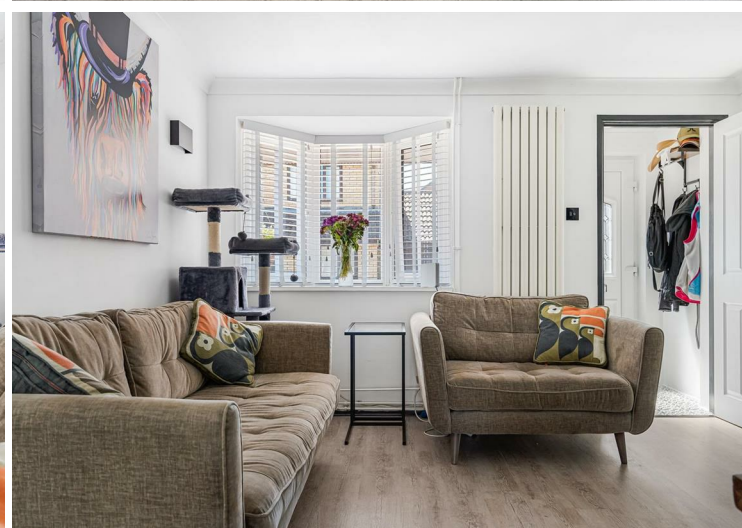
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: 89 (Current), 73 (Potential)

Environmental Impact (CO₂) Rating: A (Current), B (Potential)

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