



**Edinburgh Road,  
Newmarket, Suffolk CB8 0QD  
£425,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Edinburgh Road, Newmarket, Suffolk CB8 0QD

A rare opportunity to acquire this established family home, ideally positioned within one of Newmarket's most sought-after residential areas.

Extended and thoughtfully improved by the current owners, the property offers well-presented and versatile accommodation comprising a spacious entrance hall, comfortable living room, separate dining room, well-equipped kitchen/breakfast room, garden room/conservatory, cloakroom, three generously sized bedrooms, and a family bathroom.

Outside, the property benefits from a long and extensive driveway providing ample off-road parking, a useful side storage area, and a fully enclosed rear garden featuring a newly installed garden office – ideal for home working or additional recreational space.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

### Accommodation Details

Part glazed front door leading through to:

### Entrance Hall

Good size entrance hall with staircase rising to the first floor, wood effect flooring, two windows to the side aspect, radiator, door leading through to:

### Sitting Room

15'6" x 12'0"  
With window to the front aspect, feature fireplace to the side, radiator, opening leading through to:

### Dining Room

10'10" x 9'8"  
With sliding patio door leading through to the garden room/conservatory, wood effect flooring, radiator, door leading through to:

### Kitchen/Breakfast Room

15'9" x 15'1" max  
Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, inset sink unit with mixer tap over, tiled flooring, radiator, window to the rear aspect, door to the rear aspect leading to the garden.

### Garden Room/Conservatory

10'8" x 9'9"  
With glazing to the rear and side aspects, glazed door to the side leading to the rear garden.

### Cloakroom

Comprising low level WC and wash hand basin, radiator, extractor.

### First Floor Landing

With window to the side aspect, airing cupboard, radiator, door leading through to:

### Bedroom 1

13'3" x 12'0"  
With window to the front aspect, radiator.

### Bedroom 2

13'3" x 12'0"  
With window to the rear aspect, radiator.

### Bedroom 3

10'0" x 7'3"  
With window to the front aspect, access to loft space, radiator.

### Bathroom

Recently refitted suite comprising panel bath with shower over, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, window to the rear aspect.

### Garden Office

15'4" x 10'5"  
A newly built large garden office with its own separate WC - Perfect for work space, gym, summer house and could also be used as an annexe. Is air con ready.

### Outside - Front

Gated access leading to a large gravel driveway, EV charging point with box hedging to one side. The driveway access is shared with the adjoining right hand property.

### Outside - Rear

Fully enclosed, well stocked and established rear garden with paved patio/seating area, steps leading up to lawn area bordered by mature plant and shrub borders. Garden office/gym/summer house

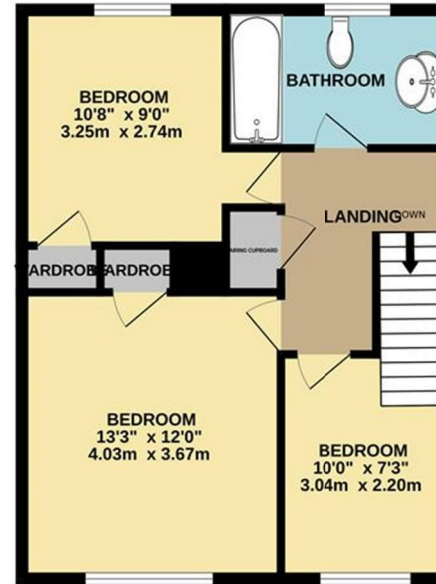
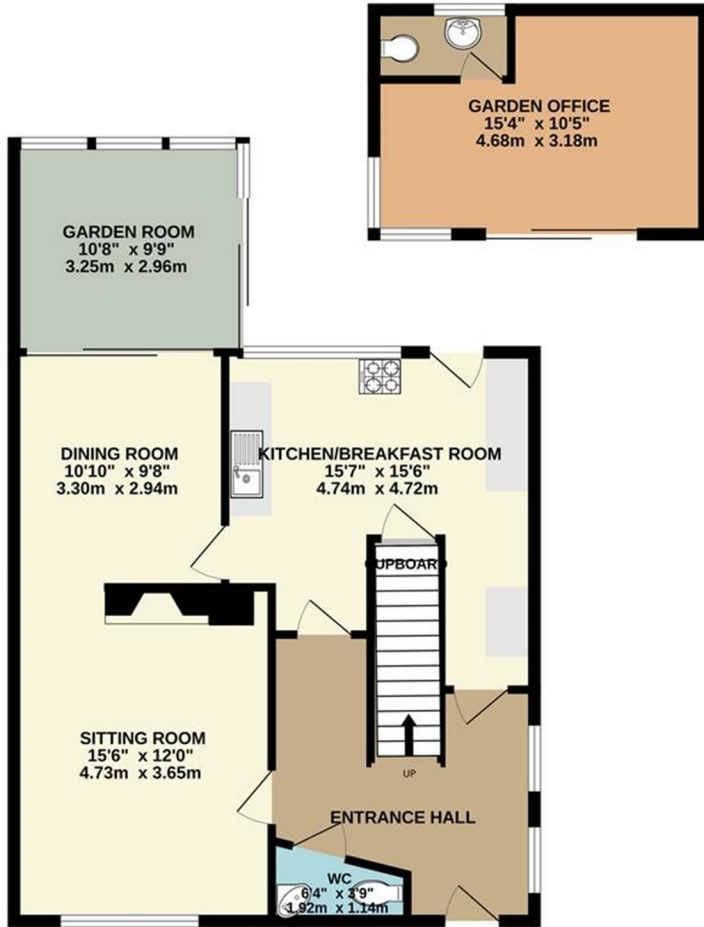
### AGENTS NOTES

The property also has approved planning permission for a single storey rear extension. Documents available. The Garden office has the required connectivity for air conditioning. The bathroom was refitted in Spring 2025.



GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.

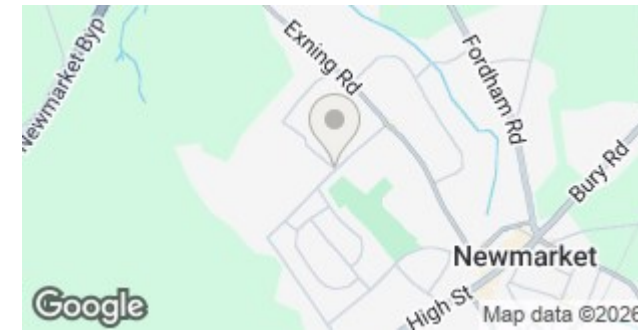
1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (130.9 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.  
Made with Metropix ©2026

- Detached Family Home
- Highly Regarded Area
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Garden Room/Conservatory
- 3 Good Size Bedrooms
- Ample Driveway
- Established Gardens
- New Garden Office



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	

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

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 from them. 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.



