Stamford Street, Newmarket, Suffolk CB8 8JB

Guide Price £340,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Stamford Street, Newmarket, Suffolk CB8 8JB

Tucked away on a quiet, central street just moments from the High Street and railway station, this beautifully modernised Victorian terraced home combines period charm with stylish contemporary living.

Steeped in history, Newmarket is celebrated as the home of British horse racing, boasting two renowned racecourses, numerous training yards, and the prestigious National Stud. Beyond its rich equestrian heritage, the town offers an inviting blend of characterful shops, historic inns, and scenic countryside, creating a vibrant community for residents and visitors alike.

Accommodation includes a spacious living room, separate dining room, and a modern fitted kitchen, while the first floor offers three generous bedrooms and a well-appointed family bathroom.

Outside, the property features a private rear courtyard garden—ideal for relaxing or entertaining—and an enclosed front garden with a charming porchway entrance.

A beautifully presented home that perfectly balances Victorian character with modern comfort — viewing is highly recommended to appreciate all it has to offer.

Entrance Hall

With attractive wooden parquet flooring. Door to the sitting room. Opening to the dining room. Radiator. Stairs leading to the first floor landing.

Kitchen 9'3" x 9'2" (2.83m x 2.81m)

Modern shaker style eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Integrated oven with gas hob and stainless steel chimney extractor above. Integrated dishwasher. Integrated fridge/freezer. Space and plumbing for washing machine. Attractive brick tile splashbacks. Dual aspect windows. Attractive wooden parquet flooring. Opening to the dining room.

Dining Room 13'1" x 9'3" (4.01m x 2.83m)

Charming dining room with exposed brick feature wall. Fireplace housing a wood burner stove with wooden mantel above. Attractive parquet wood flooring. Radiator. Dual windows to the side aspect. Openings to the kitchen and entrance hall.

Sitting Room 12'10" x 8'11" (3.93m x 2.72m)

Charming sitting room with half height panelling to the wall. Opening to the living room. Door leading to the entrance hall.

Living Room 14'0" x 11'1" (4.27m x 3.40m)

Stunningly presented living room with attractive panelling to some walls. Feature fireplace with attractive surround and mantel and tiled hearth. Large bay window to the front aspect. Opening to the sitting room.

First Floor Landing

Delightful split level landing with doors leading to all bedrooms and bathroom. Access to loft hatch. Stairs leading to the entrance hall.

Bedroom 1 14'10" x 13'9" (4.53m x 4.21m)

Beautifully presented double bedroom with triple windows to the front aspect. Attractive panelling to some of the walls. Radiator. Door to the landing.

Bedroom 2 12'4" x 8'11" (3.78m x 2.72m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to the landing.

Bedroom 3 10'6" x 9'3" (3.21m x 2.83m)

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

Bathroom 8'10" x 6'2" (2.70m x 1.90m)

Contemporary white suite comprising low level W.C., handbasin, panelled bath and walk-in shower cubicle. Attractively tiled to wet areas. Obscured dual windows. Tiled flooring. Door leading to the landing.

Outside - Front

Half height brick wall to the front boundary with iron gate leading to a pathway to the storm porch and front door.

Outside - Rear

Generous courtyard garden with gravel to the rear of the house and paved seating area. Access gate to the rear. Door leading to the kitchen.

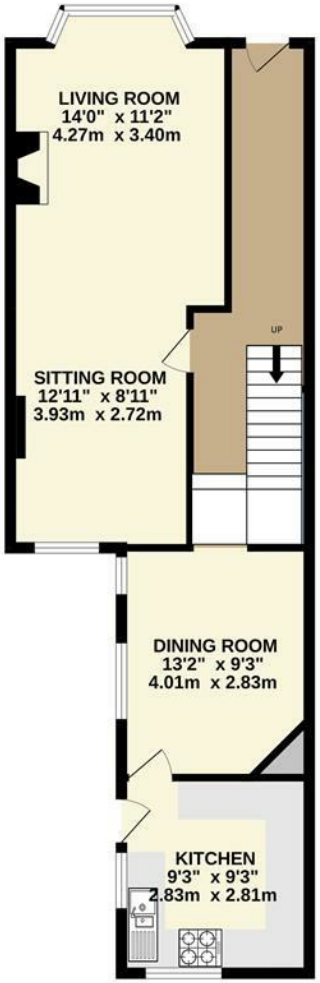
PROPERTY INFORMATION

EPC - D
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Mid - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 106 SQM
Parking – On Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps 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.

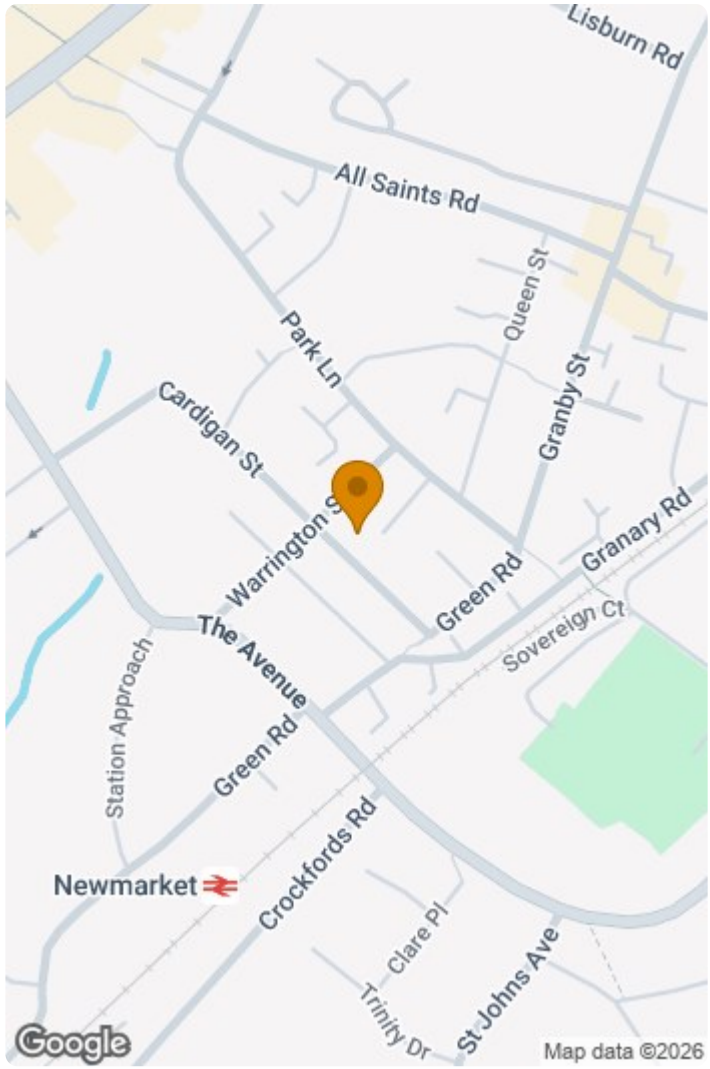
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

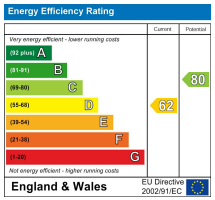


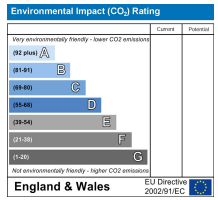
1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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







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.