



Heathbell Road
Newmarket, Suffolk CB8 8AE
Guide Price £335,000

Heathbell Road, Newmarket, Suffolk CB8 8AE

A superb semi-detached family home standing within this highly regarded residential area and located in striking distance of the famous Newmarket heath training ground.

This established property offers sizeable rooms throughout and offers accommodation to include entrance hall, living room, dining room, kitchen, three bedrooms and a family bathroom.

Externally the property offers a lovely mature and generous size rear garden with patio with extensive block paved area and detached garage.

No chain – viewing highly recommended.

Hallway

With staircase rising to the first floor.
Door through to the:

Kitchen 9'9" x 10'4" (2.99 x 3.17)

Fitted with a range of matching eye and base level storage units, working surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashback areas, built in fridge/freezer and dishwasher, oven and hob with extractor hood above, window to the rear aspect and side external door.

Lounge 13'3" x 11'10" (4.06 x 3.63)

Spacious lounge area with featured marble fireplace, TV connection point, storage heater, window to the front aspect and opening through to the:

Dining Room 9'6" x 10'3" (2.92 x 3.14)

With sliding doors out to the rear garden.

First Floor Landing

With access through to the bedrooms, bathroom and WC.

Master Bedroom 11'4" x 11'11" (3.47 x 3.65)

Double bedroom with built-in wardrobes, storage heater and window to the front aspect.

Bedroom 2 11'3" x 9'3" (3.44 x 2.84)

Double bedroom with storage heater and window to the rear aspect.

Bedroom 3 7'11" x 8'11" (2.43 x 2.74)

With storage heater and window to the front aspect.

Bathroom

Panelled bath with shower head attachment over, hand wash basin with cupboards under and obscured window to the rear aspect.

WC

With low level WC.

Outside - Rear

Mature rear garden with a variety of shrubs and plants, patio area, lawned area, wooden pergola and vegetable garden.

Outside - Front

Extensive block paved driveway that leads up to the garage, creating ample off-road parking.

Garage

With up and over door.

Property Information:

EPC - E
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-Detached
Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 84 SQM

Parking – Garage & Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

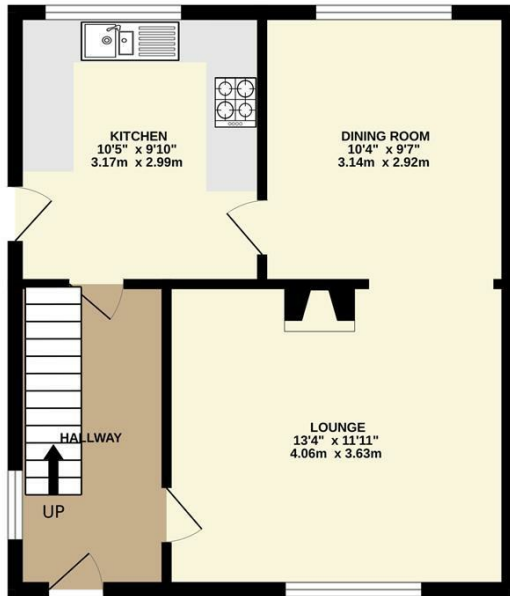
Rights of Way, Easements, Covenants – None that the vendor is aware of

About Newmarket

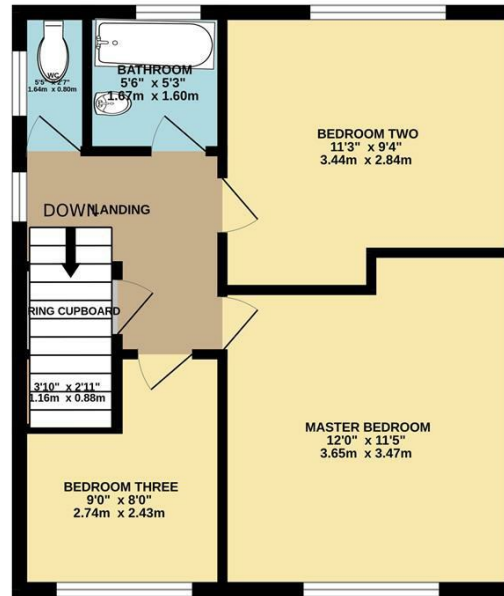
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



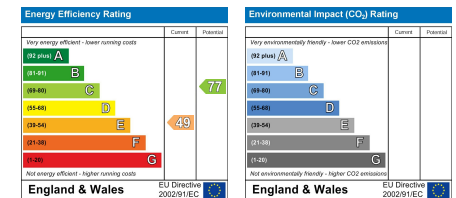
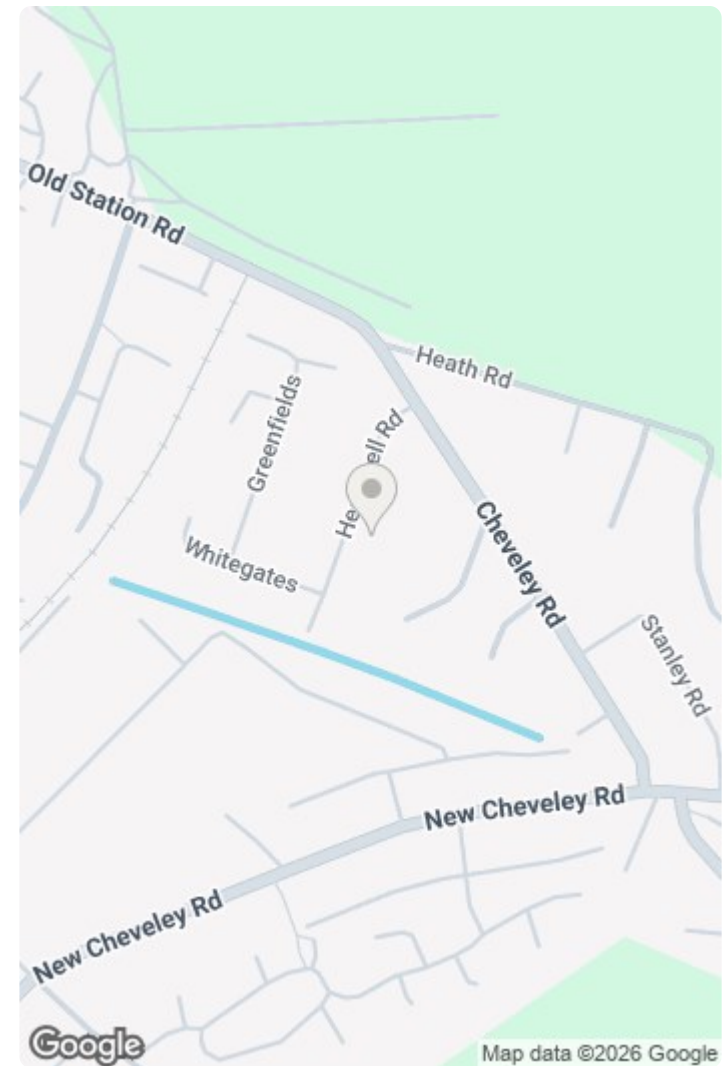
GROUND FLOOR



1ST FLOOR



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.

