



**Brompton House,
Newmarket**

**DAVID
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Brompton House, Black Bear Lane, Newmarket, CB8 0JT

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Brompton House is an attractive late Victorian home, ideally situated within walking distance of Newmarket High Street and the railway station. The property provides well-proportioned and versatile accommodation arranged over three floors, with a superbly appointed kitchen/dining room forming a particular highlight, together with an enclosed, low-maintenance courtyard garden. Offered for sale with the benefit of no onward chain.

A superb Victorian home with versatile three-storey accommodation, an impressive kitchen/dining room and an enviable town-centre location.

Ground Floor

ENTRANCE HALL With wooden flooring and access to the principal reception rooms, cellar and staircase rising to the first floor.

LIVING ROOM An attractive double-aspect reception room, enjoying a bay window and a striking ornate cast iron fireplace with a decorative surround. Wooden flooring runs throughout.

KITCHEN / DINING ROOM A superbly appointed fitted kitchen featuring a comprehensive range of eye and base level storage units with quartz worktop surfaces over. There is an undermounted one-and-a-half bowl sink, gas hob with extractor hood over, integrated oven, fridge freezer and dishwasher. A useful utility cupboard houses the washing machine and tumble dryer. The room provides excellent space for a large dining table and chairs and benefits from a double-aspect outlook, with windows to the front and French doors opening directly onto the rear garden.

First Floor

FIRST FLOOR LANDING The first floor landing provides access to the bedrooms and bathroom, with a window overlooking the front aspect and staircase rising to the second floor.

BEDROOM 1 A well-proportioned double bedroom with a double-aspect.

BEDROOM 4 A single bedroom with window overlooking the front aspect.

BATHROOM Fitted with a panelled bath with electric shower over, WC and wash hand basin. There is an obscured window to the front aspect together with a useful airing cupboard housing the hot water cylinder.

Second Floor

BEDROOM 2 A generous double bedroom enjoying an attractive double-aspect outlook, providing an excellent level of natural light.

BEDROOM 3 A further double bedroom with window to the front aspect and a useful wash hand basin.

Outside

The property benefits from an enclosed, courtyard-style rear garden, designed for ease of maintenance and providing a pleasant space for outdoor seating.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND D. (£2,315.80 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS double.drums.roost

VIEWING Strictly by prior appointment only through DAVID BURR.

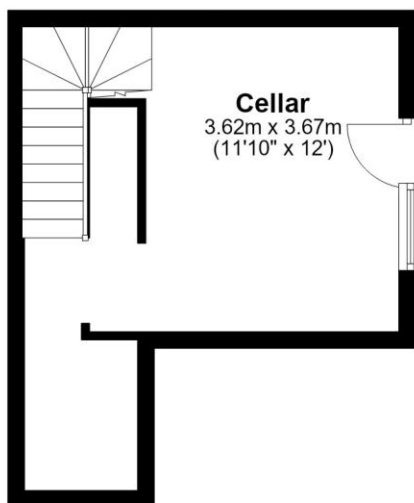
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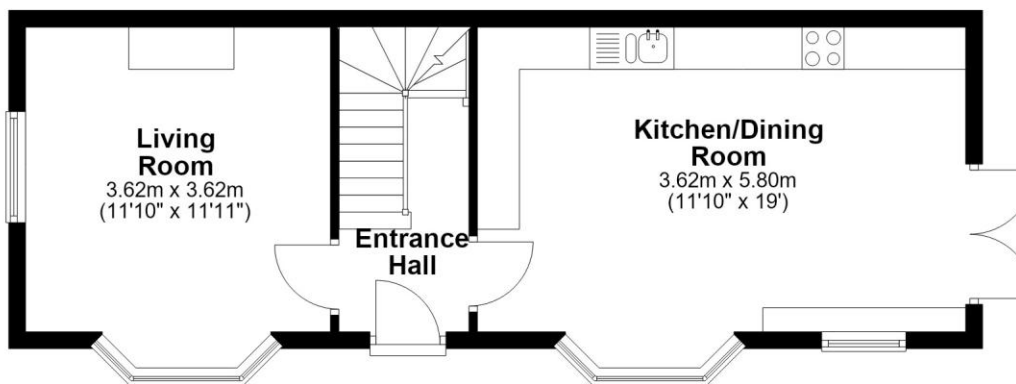
Basement

Approx. 18.6 sq. metres (200.1 sq. feet)



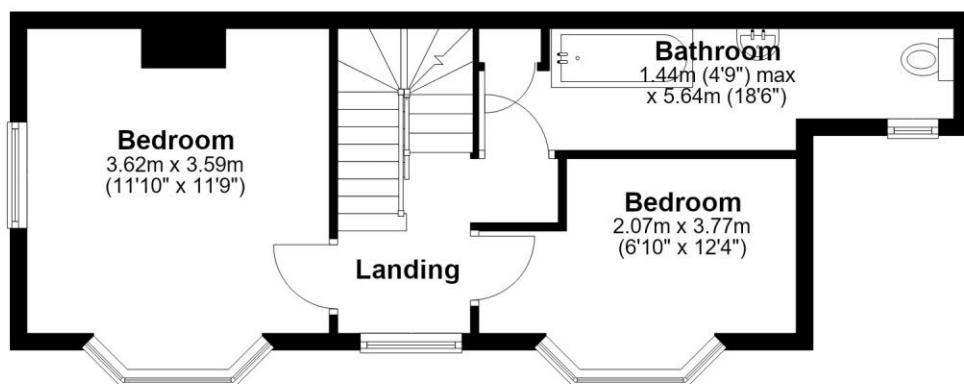
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



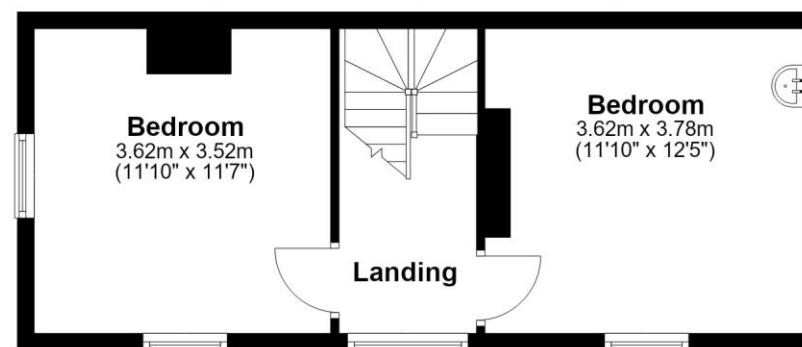
First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 128.0 sq. metres (1378.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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