



Duchess Drive, Newmarket, Suffolk

Pocock + Shaw



15 Duchess Drive  
Newmarket  
Suffolk  
CB8 8AG

An exceptionally attractive 1930s 3-bedroom semi-detached residence, enviably positioned within a highly regarded non-estate setting and enjoying delightful open views to the front across a horse racing stud and picturesque paddocks. Situated within the Cambridgeshire side of town, this beautifully presented home offers a blend of character charm and modern refinement. The accommodation is superbly appointed throughout, featuring a charming bay-fronted living room that provides a warm and inviting reception space. To the rear, a separate dining room flows seamlessly in open-plan style into a well-equipped contemporary kitchen and an elegant Edwardian-style modern conservatory.

Guide Price £425,000





**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

**Accommodation Entrance hall** with a bespoke half glazed entrance door, stairs leading to the first floor, under stair area with built in cabinets and down lighting, wood effect luxury vinyl flooring.

**Living room** with an open fireplace with a period style cast iron grate and surround with tiled inserts, timber mantle and tiled hearth, bay window to the front aspect.

**Dining room** an attractive room which is open plan to the kitchen and the conservatory, wood effect luxury tiled flooring, built in cupboards and shelving, wood effect luxury vinyl flooring.

**Kitchen** with range of modern fitted base and wall mounted units, stone effect worktops and upstands with an integral recessed sink, recess with a 4 ring ceramic hob and extractor fan over, integrated eye level oven and grill, microwave, washing machine and fridge freezer, wood effect luxury vinyl flooring, recessed ceiling lighting.

**Conservatory** an Edwardian style double aspect room with uPVC double glazed windows and a pair of French doors to the garden, glass roof and tiled flooring.

**First floor landing** with a window to the side aspect.

**Bedroom 1** with a range of fitted wardrobes, bay window to the front aspect.

**Bedroom 2** with fitted wardrobes housing a Vaillant gas fired combination boiler.

**Bedroom 3** with a window to the front aspect.

**Shower room** with a walk in tiled shower cubicle, hand basin and low level WC, tiled walls and flooring.

**Outside** The front of the house benefits from a landscaped stone paved driveway with low level; brick boundary wall and steps leading up to the front door. To the side of the house is a detached garage with an electrically operated door to the front, light and power, a pedestrian door to the side and utility area to the rear. An electric vehicular charging point is attached to the side of the house. A wrought iron gate provides access to an attractive established with a lawned area, established shrub borders, a paved patio area and a steps leading up to the conservatory.

**Tenure** The property is freehold.

**Services** Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 14Mbps, Superfast 67Mbps, Ultrafast: 1800Mbps.

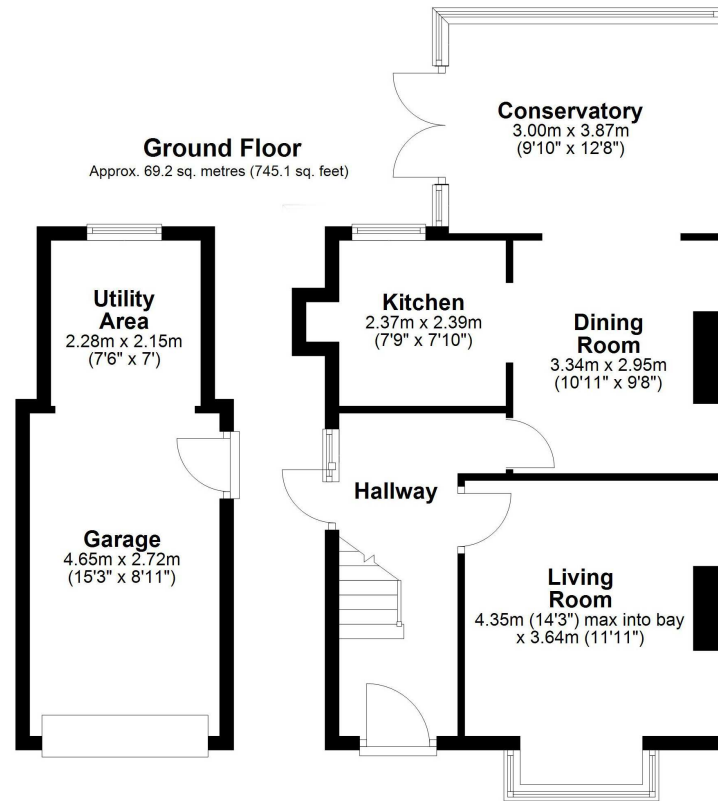
Mobile phone coverage by the four major carriers available. EPC: TBC

**Council Tax** D East Cambridgeshire District Council

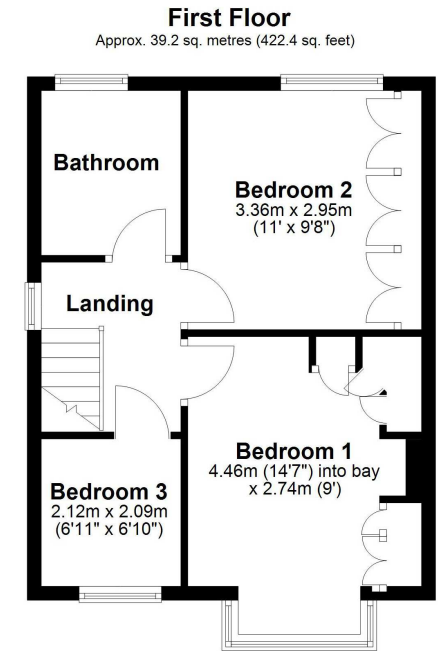
**Viewing** By Arrangement with Pocock + Shaw PBS







Total area: approx. 108.5 sq. metres (1167.4 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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