



DAVID
BURR

26 Hamilton Road
Newmarket, Suffolk



26 Hamilton Road, Newmarket CB8 0NY

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.

A fantastically presented and substantial four-bedroom detached home boasting a desirable setting on the outskirts of Newmarket, yet within walking distance of town. The property enjoys a high quality finish throughout with standout features including solid oak flooring, a high-spec kitchen, impressive bathrooms and generous sized rooms throughout. Externally offering a substantial driveway leading to the integral garage and both front and rear gardens. The property is offered part-furnished and will be ready to move in to from the 22nd of July 2022.

A substantial and high-quality detached home in Newmarket measuring in excess of 2,600 sq.ft of accommodation.

ENTRANCE HALL Solid oak flooring and understairs storage.

SITTING ROOM Window to front aspect, freestanding storage and shelving and solid oak flooring.

SNUG Bay-window to front aspect, window to side aspect and solid oak flooring.

DINING ROOM Solid oak flooring and window to front aspect.

FAMILY ROOM A large and light room with solid oak flooring with an inset gas fireplace. Two freestanding storage units, ample naturally light flooding in from the four 'Velux' windows and further window and French doors to rear aspect.

KITCHEN A stylish and high quality kitchen with fitted units and drawers with marble granite worktops over and an inset sink. Integrated and included appliances consist of two ovens, hob, dishwasher, fridge and freezer. Solid oak flooring and a door leading to the:

UTILITY ROOM Fitted units, worktops over and an inset sink and drainer. Freestanding fridge-freezer, tiled floor, window to rear aspect, door leading outside and door leading to the integral garage.

CLOAKROOM Extensively tiled with a vanity sink unit, WC and further fitted storage.

First Floor

LANDING A large and light space with two fitted storage cupboards and open to the:

STUDY Window to front aspect.

MASTER BEDROOM Windows to front and rear aspects with various wardrobes and an **ENSUITE** which is extensively tiled with a vanity sink unit, WC, heated towel rail and shower cubicle.

BEDROOM 2 Window to rear aspect and fitted wardrobes.

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BEDROOM 3 Fitted wardrobe and window to front aspect.

BEDROOM 4 Bay-window to front aspect, window to side and a fitted wardrobe.

BATHROOM Extensively tiled with a large shower cubicle, corner bath, vanity sink unit, WC, heated towel rail and window to rear aspect.

Outside

The property is approached via the paved driveway that provides parking for several vehicles and access to the **INTEGRAL GARAGE**. The rest of the front garden is mainly lawned. The rear garden is predominately lawned with a decked seating area and a further paved terrace.

AGENT NOTES There is a security CCTV system that will be made accessible to the tenants. The gas fire place, if used, will require a yearly service which will be a responsibility of the tenant.

SERVICES Gas fired central heating. Mains water, drainage, electricity and gas. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

EPC D.

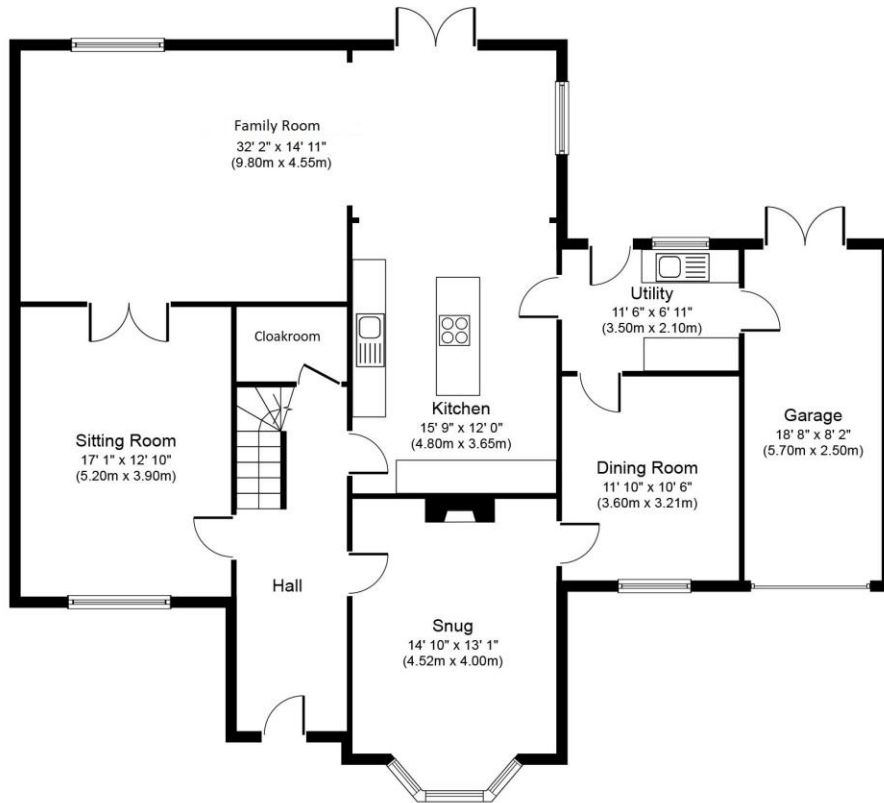
VIEWING by prior appointment only through David Burr estate agents.

TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

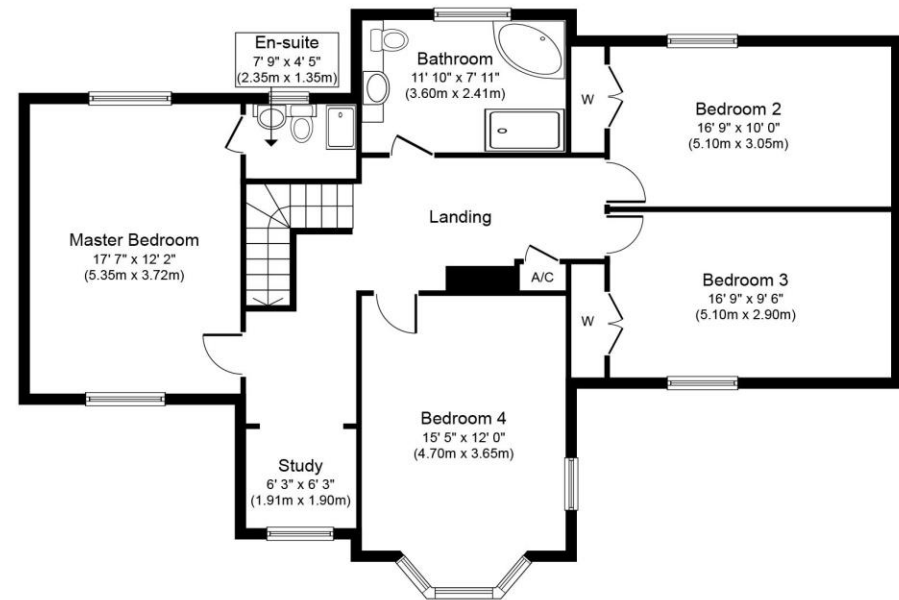








Ground Floor
Approximate Floor Area
1,593 sq. ft.
(148.0 sq. m.)



First Floor
Approximate Floor Area
1,173 sq. ft.
(109.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

