



**Parkers Walk,
Newmarket, CB8 7AS**

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

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A modern end of terrace family home standing within this popular development and enjoying a lovely aspect to front overlooking the open field.

Offering sizeable rooms throughout, this property boasts accommodation to include an entrance hall, cloakroom, living room/dining room, kitchen, three good size bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden and residents parking.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Living Room

18'0" x 14'11"

Windows to front and rear aspect,
French doors leading to rear aspect.
Staircase to first floor.

Kitchen

14'0" x 8'11"

Fitted with a range of eye and base
level units with worktop over.
Stainless steel sink and mixer tap
over, with space for white goods.
Window to rear aspect.

Bathroom

Suite comprising of a panelled bath
with shower attachment over. WC
and a pedestal sink basin. Window to
front aspect.

Bedroom 1

15'3 x 9'7

Built in storage, Window to front and
rear aspect.

Bedroom 2

8'10 x 8'9

Built in storage, window to rear
aspect.

Bedroom 3

8'6 x 8'5

Built in storage, window to rear
aspect.

Outside Front

Fenced front garden, mainly laid to
lawn with paved pathway leading to
front door.

Outside Rear

Property Details

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached
House

Property Construction – Standard
Number & Types of Room – Please
refer to the floorplan

Square Meters – 78 SQM

Parking – Garage en bloc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast
available, 1000Mbps download,
100Mbps 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,

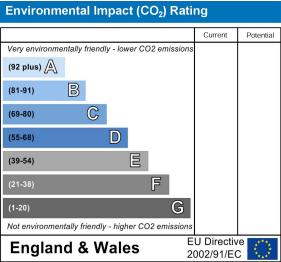
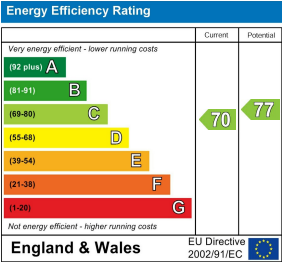
Newmarket is approximately 15
miles northeast of Cambridge, about
20 miles from Bury St Edmunds, and
roughly 30 miles from Ipswich.
Newmarket train station offers an
hourly service in to Cambridge City
in 25 minutes, with onwards links in
to London, making it accessible for
commuters and visitors alike.





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.
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- End of Terrace Family Home
- Popular Location
- NO ONWARD CHAIN
- Good Size Rooms
- 3 Bedrooms
- Enclosed Rear Garden
- Residents Parking
- Viewing Advised



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.







