



**5, Ferndale Close,
Newmarket, CB8 7DZ
£550,000**

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5, Ferndale Close, Newmarket, CB8 7DZ

This superb modern detached family home is ideally positioned at the end of a highly sought-after development, enjoying a peaceful setting within a quiet cul-de-sac.

Beautifully extended and thoughtfully updated in recent years, the property combines stylish open-plan living with modern family convenience. At the heart of the home is an impressive kitchen/family room, perfect for both everyday living and entertaining, complemented by a separate living room and downstairs cloakroom, four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Occupying a generous corner plot, the property also benefits from a tandem-length garage and a beautifully maintained, mature enclosed garden offering a high degree of privacy.

An exceptional family home in a desirable location – early viewing is highly recommended.

Entrance Hallway

With stairs rising to first floor. Storage cupboard. Doors to living room, kitchen/dining/family room and cloakroom.

Cloakroom

Fitted with a low level WC and wash hand basin. Obscured window to side aspect.

Living Room

16'2" x 11'9"
Fitted with feature fire place. Bay window to front aspect. Window to side aspect.

Kitchen/Dining/Family Room

24'0" x 13'3"
Stunning open plan room, creating a beautiful social space with two sets of patio doors leading to rear garden. Shaker style kitchen is fitted with a range of matching eye and base level storage units with work top surface over. Twin eye level ovens, flush fitted induction hob with extractor hood over. Integrated fridge/freezer. Matching island providing additional storage, inset sink with mixer tap over, integrated dishwasher and washing machine. Generous dining area providing ample space for table and chairs. Delightful living area with 4 Velux windows and window over looking rear garden. Door to side aspect.

First Floor Landing

With doors to all bedrooms, family bathroom and storage cupboard. Window to front aspect.

Bedroom 1

12'9" x 12'3"
With window to front aspect. Door to:

En Suite

Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail. Obscured window to front aspect.

Bedroom 2

11'5" x 11'3"
With window to front aspect. Low level built in storage cupboards.

Bedroom 3

10'10" x 9'3"
With window to rear aspect.

Bedroom 4

10'10" x 9'9"
With window to rear aspect.

Family Bathroom

Suite comprising of low level WC, pedestal wash hand basin, P- Shaped bath with shower attachment over. Obscured window to side aspect.

Outside - Front

Paved driveway leading to tandem-length garage. Gated access to rear of property.

Outside - Rear

Fully enclosed rear garden. Mainly laid to lawn bordered by mature trees and shrubberies. garden shed. Patio area providing space for outdoor furniture. Obscured door to garage.

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.

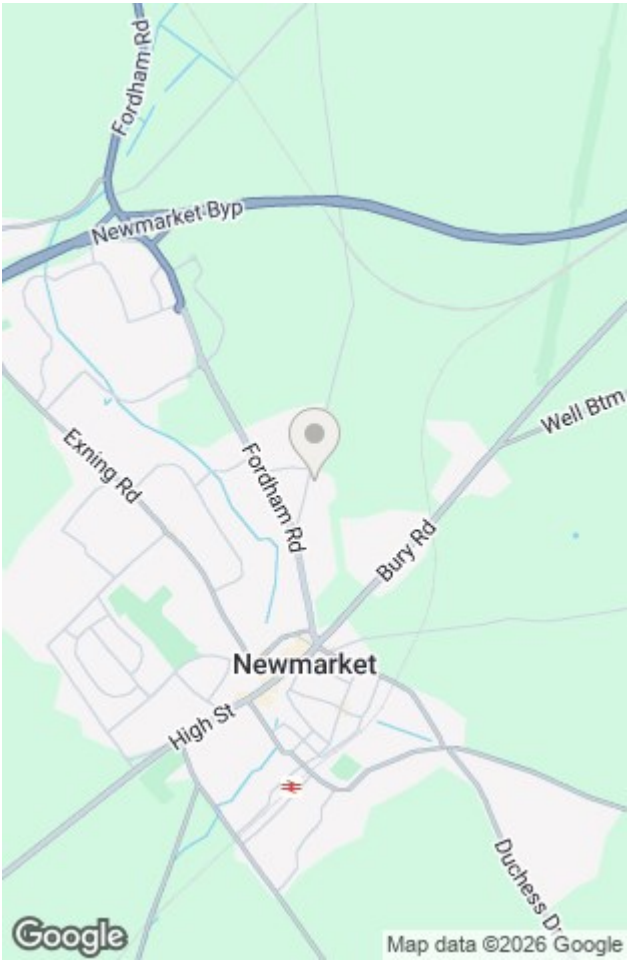
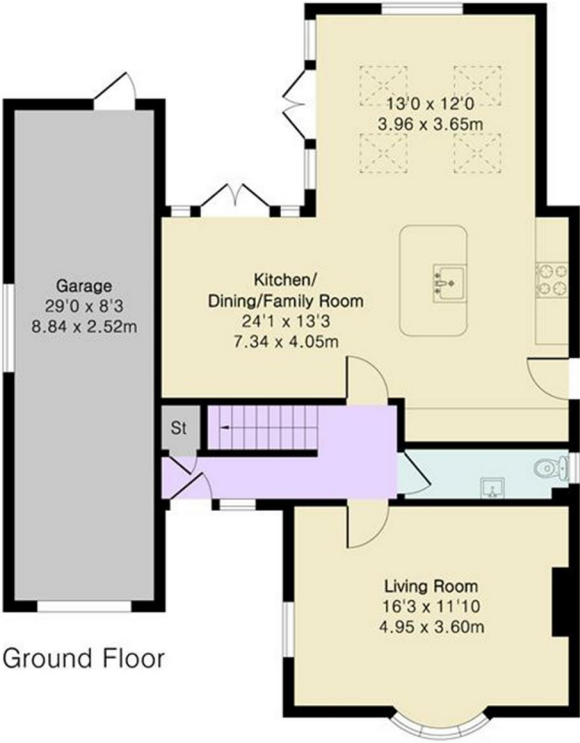
Property Information

EPC - TBC
Tenure - Freehold
Council Tax Band - F (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 135 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast, 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



Approximate Gross Internal Area 1447 sq ft - 135 sq m
(Excluding Garage)

Ground Floor Area 761 sq ft – 71 sq m
First Floor Area 686 sq ft – 64 sq m
Garage Area 240 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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