



**Centre Drive,  
Newmarket, Suffolk CB8 8AN  
£400,000**

**MA**  
Morris Armitage

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Centre Drive, Newmarket, Suffolk CB8 8AN

A charming period home offering a superb combination of traditional character, generous accommodation and modern-day practicality, ideally positioned within this highly regarded and popular town setting.

Arranged over two floors, the property provides a versatile layout comprising a welcoming living room, separate dining room, well-equipped kitchen/breakfast room, useful utility room and ground floor cloakroom, together with a bedroom on the ground floor. Upstairs are two further bedrooms and a family bathroom.

The property continues to impress outside, with a well-proportioned rear garden providing an excellent space for both children and entertaining. A substantial lawn is complemented by a decked seating area, with the garden extending through to a detached garage. To the front, a traditional walled frontage creates an attractive first impression, while the adjoining driveway provides valuable off-road parking for two vehicles.

A wonderful opportunity to acquire a characterful and versatile family home in a sought-after location, with the accommodation and outside space best appreciated by an internal inspection.

Living Room

16'2" x 15'9"

Feature fireplace with log-burner,

window to front aspect.

Dining Room

15'9" x 6'6"

Kitchen/Breakfast Room

12'8" x 11'6"

Fitted with a range of eye and base level units with worktop over, porcelain sink with mixer tap over. Integrated hob, double oven, microwave and fridge/freezer. Window to side aspect with french doors leading to rear garden.

Utility

7'8" x 6'9"

Built in storage with space for white goods. Window to rear aspect.

WC

Low level WC and vanity sink unit.

Bedroom 1

8'5" x 5'9"

Window to side aspect.

Bedroom 2

13'10" x 10'2"

Built in storage, Window to front aspect.

Bedroom 3

14'2" x 10'10"

Window to rear aspect.

Bathroom

10'7" x 6'6"

Suite comprising of a free-standing bathtub, walk-in shower cubicle and a vanity sink unit. Window to side aspect.

Garage

18'10" x 8'5"

Detached single garage with roller door.

Outside Front

Laid to gravel with paved pathway leading to front door. Side access to rear garden. Parking for two cars.

Outside Rear

Fully enclosed large garden mainly laid to lawn with decked area leading from french doors. Boarded with mature plants and shrubberies.

Property Details

EPC - TBC

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi- Detached House

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

Square Meters - 110 SQM

Parking – Off Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast avialable,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

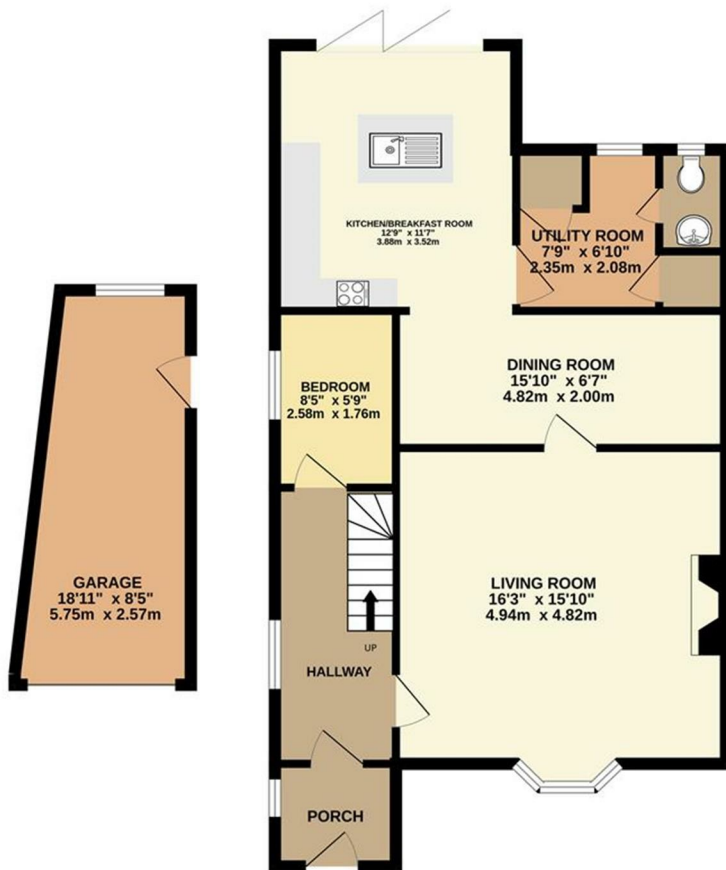
– None that the vendor is aware of

Location

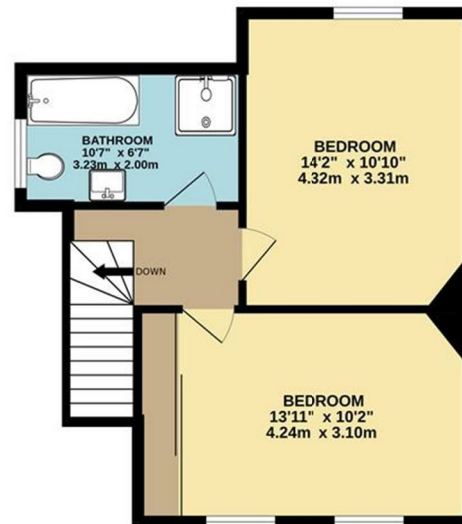
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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.



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



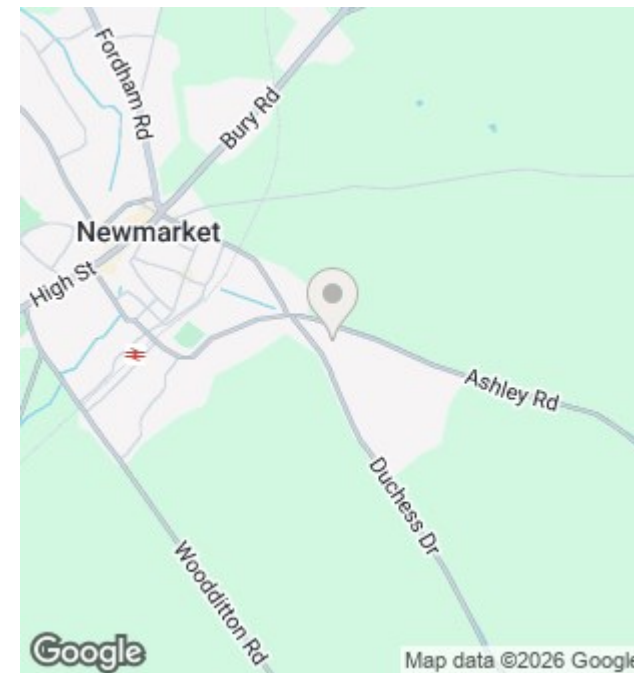
1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

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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- Generous Accommodation
- Utility Space
- Detached Garage
- Fully Enclosed Garden



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

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

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 from them. 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.



