



**Leaders Way, Newmarket CB8 0DP**

**Guide Price £350,000**



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## Leaders Way, Newmarket CB8 oDP

An extended and well presented family home on this popular quiet cul de sac in the popular town of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation includes a large entrance hall, WC, groundfloor bedroom with ensuite, living room, kitchen/dining room, three further bedrooms and bathroom.

Outside, the rear garden is enclosed and has a raised lawn with a large outbuilding (separate negotiation). To the front there is a driveway that leads to the garage (storage only).

Must be seen to be fully appreciated.

### Entrance Hall

With doors leading to living room, bedroom 1/reception room and cloakroom. Window to the side aspect. Stairs leading to the first flooring landing.

### Kitchen/Diner 17'3" x 12'7" (5.28m x 3.85m)

Impressive contemporary range of high gloss eye and base level cupboards with granite worktop over. Space and connection for range master cooker with chimney style extractor above, attractively tiled splashback tiling. Integrated dishwasher, washing machine and wine cooler. Space for American style fridge/freezer. Inset sink and drainer with mixer tap over. LVT wood flooring. Generous dining area. Dual windows to the rear aspect. Dual velux windows. Half glazed door to the rear garden. Opening to the living room.

### Living Room 12'7" x 9'1" (3.84m x 2.77m)

Superb living room, currently fitted with projector (available by separate negotiation) to create a cinema

room. LVT wood flooring. Radiator. Opening to kitchen/dining room. Door leading to the entrance hall.

### Bedroom 1/Reception Room 9'1" x 8'9" (2.77m x 2.69m)

Spacious room with door leading to the en suite and entrance hall.

### En Suite

Modern white suite comprising low level WC, inset handbasin with surrounding counter top and built-in storage under and shower cubicle. Window to the front aspect. Attractively tiled to wet areas. Door leading to bedroom 1/reception room.

### Cloakroom

White suite comprising low level WC and hand basin. Door to the entrance hall.

### Landing

### Bedroom 2 11'3" x 9'10" (3.45m x 3.00m)

Generous bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to the landing.

### Bedroom 3 9'10" x 8'11" (3.00m x 2.73m)

Well proportioned bedroom with built-in storage cupboard. Radiator. Window to the rear aspect. Door to the landing.

### Bedroom 4 8'5" x 7'10" (2.58m x 2.39m)

Charming room with window to the front aspect. Radiator. Door to the landing.

### Bathroom

Modern white suite comprising low level WC, inset handbasin and panelled bath with mixer tap and shower attachment, wall mounted shower over. Ladder radiator. Obscured window. Door to the landing.

### Garden Room/Studio/Office

Garden outbuilding offering a variety of uses. With power and light. Dual windows to the front aspect and french doors leading to the garden.

### Outside - Front

Block paved driveway, providing off road parking,

leading to the garage (storage use only). Steps leading to the front door. Access gate to the rear garden.

### Outside - Rear

Mainly laid to faux grass with raised planted sleeper beds. Steps leading to the rear of the house with half glazed door leading to the kitchen/diner.

### PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 109 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

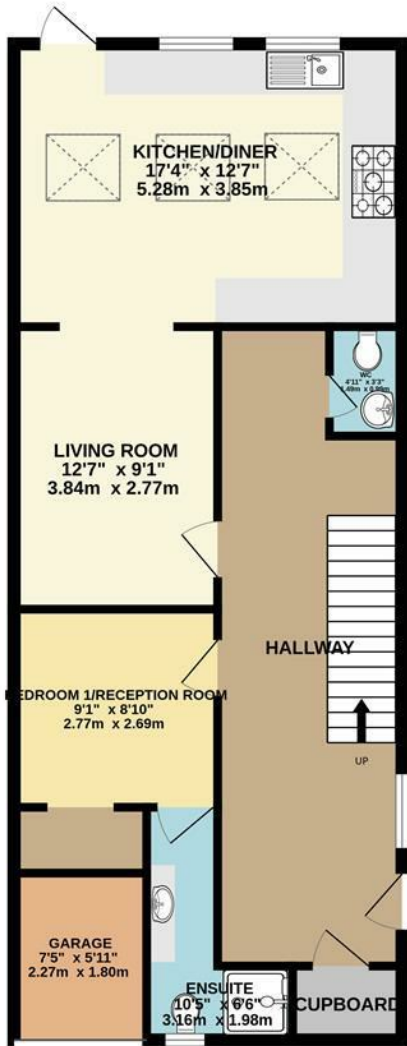
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

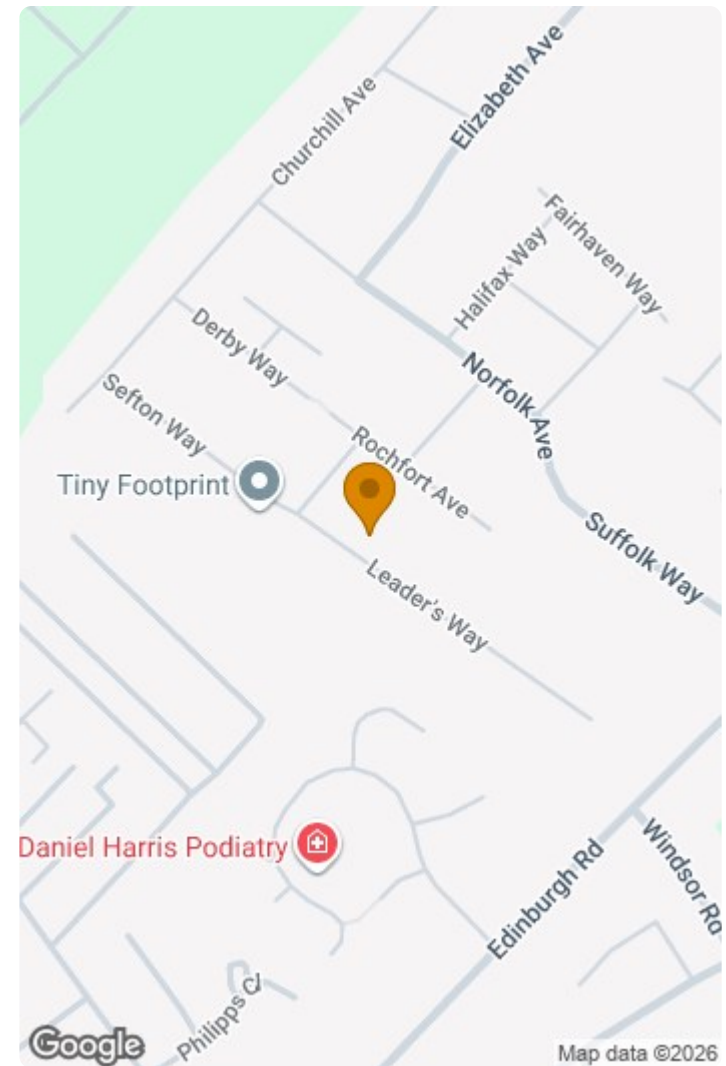
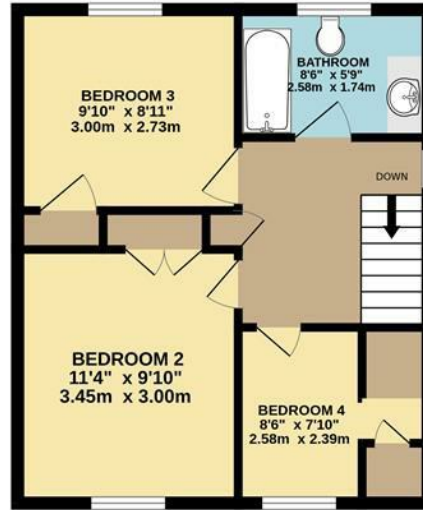
### Location

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  
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs 92-100kWh A			Very environmentally friendly - lower CO <sub>2</sub> emissions 82-100kWh A		
81-91kWh B			71-81kWh B		
69-80kWh C			59-70kWh C		
55-68kWh D			46-58kWh D		
49-54kWh E			39-45kWh E		
41-48kWh F			31-38kWh F		
35-40kWh G			21-30kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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