



**4 Bakers Row,
Newmarket**

**DAVID
BURR**



4 Bakers Row, Newmarket, CB8 0AA

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.

Full of period charm and character, this deceptively spacious two-bedroom cottage is ideally situated just a short distance from the heart of Newmarket town centre. The accommodation provides well-proportioned living space, including an open-plan ground floor layout, with two generous double bedrooms and a bathroom upstairs. Outside, the property benefits from enclosed front and rear gardens.

A characterful two-bedroom period cottage, ideally situated within easy reach of Newmarket town centre.

Ground Floor

SITTING ROOM A welcoming reception room with a front-facing window and an attractive inset woodburning stove, set within a brick surround with wooden lintel above.

DINING ROOM A flexible additional reception space, suitable for dining, home working or study use, with useful understairs storage cupboard.

KITCHEN Fitted with a range of wall and base units with drawers and work surfaces over, incorporating an inset sink and drainer positioned beneath a rear-facing window overlooking the patio. There is space and plumbing for both a dishwasher and washing machine, along with partially tiled walls and a part-glazed door providing access to the rear garden.

First Floor

LANDING A spacious landing area with exposed wooden floorboards, loft access and doors leading to the bedrooms and bathroom.

BEDROOM 1 A well-proportioned double bedroom with front aspect window, built-in wardrobe and exposed wooden floorboards.

BEDROOM 2 A further double bedroom overlooking the rear garden and benefiting from fitted wardrobe storage.

BATHROOM Comprising a bath with shower over, wash hand basin, WC and Velux window providing natural light.

Outside

The front garden is fully enclosed and predominantly graveled, with a paved pathway leading to the entrance. The rear garden has been paved to create a low-maintenance outdoor space, ideal for entertaining, with fencing and pedestrian gate access to the rear.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND C. (£1,960.82 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS teardrop.slacker.drags

VIEWING Strictly by prior appointment only through DAVID BURR.

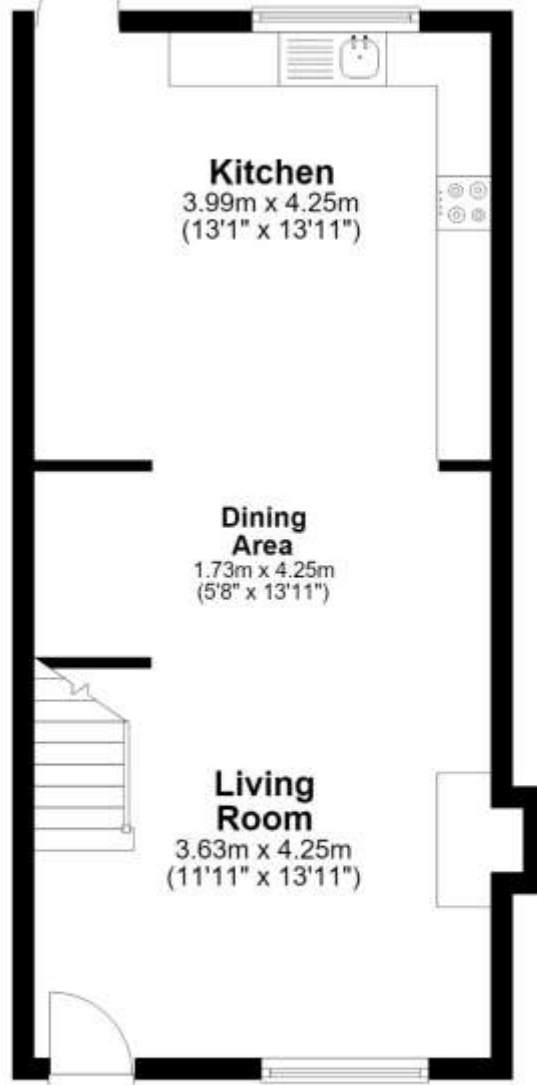
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Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.1 sq. feet)

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