



DAVID
BURR

**11 Balaton Place,
Newmarket, Suffolk**



11 Balaton Place, Snailwell Road, Newmarket, Suffolk, CB8 7YP

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.

A rare opportunity to acquire this detached family home within the exclusive Balaton Place gated development on the edge of this historic market town. Offering just under 2,000 sq. ft. of well-planned living space, the property is beautifully presented throughout, featuring a striking vaulted reception hall and a light-filled sitting room that flows seamlessly into the dining and kitchen/breakfast areas—perfect for family living. There are three double sized bedrooms, including a superb master suite. Outside, the home enjoys landscaped, well-stocked gardens and the added benefit of a garage and off-street parking. With the added benefit of no onward chain.

A three-bedroom detached home in the exclusive Balaton Place gated development, with spacious living and landscaped gardens on the edge of a historic market town.

Ground Floor

ENTRANCE HALL A striking vaulted entrance hall with a staircase leading to the first floor, a useful under-stairs storage cupboard, and access to the main reception spaces.

SITTING ROOM A well-proportioned sitting room featuring a character fireplace with stone surround, sash window to the front, and double doors opening out to the rear garden. Access through to:

DINING ROOM Bright and airy, with side aspect windows and French doors leading to the garden, creating a great space for formal or relaxed dining. Door leading to:

KITCHEN/BREAKFAST ROOM A spacious and well-equipped kitchen, fitted with matching wall and base units, coordinating work surfaces and tiled splashbacks. Includes an inset sink with mixer tap, integrated four-ring electric hob with extractor over and eye-level oven. Windows to both front and rear aspects allow for plenty of natural light.

UTILITY ROOM Practical space with plumbing for a washing machine and tumble dryer, a door to the rear garden, and internal access to the garage.

CLOAKROOM Comprising a low-level WC and pedestal wash basin, with a window to the rear providing natural light.

First Floor

GALLERIED LANDING A light-filled landing with a storage cupboard and doors to all bedrooms and the family bathroom.

MASTER BEDROOM A generously sized principal bedroom with a full range of fitted wardrobes, a front-facing window, and access to the ENSUITE Well-appointed with a four-piece suite including a low-level WC, pedestal basin, bidet, panelled bath, and a walk-in shower. Finished with tiled walls and flooring, and a window to the front.

BEDROOM 2 Spacious double bedroom featuring large built-in wardrobes and a side aspect window.

BEDROOM 3 Another comfortable double bedroom with a window overlooking the front of the property.

FAMILY BATHROOM A large bathroom fitted with a low-level WC, pedestal basin, panelled bath, and a separate walk-in shower. Tiled throughout with a Velux window for natural light.

Outside

The front of the property is approached by a block-paved driveway providing off-road parking in front of a **SINGLE GARAGE**, which is complete with light and power.

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The frontage is attractively bordered by well-maintained hedging and planting, with outdoor lighting and a side gate giving access to the rear. The rear garden is fully enclosed and beautifully landscaped, featuring a variety of mature shrubs and flowering plants. A wrap-around paved patio provides ample space for outdoor seating, alongside a lawned area, timber garden shed, summer house, remote-controlled canopy, and ambient outdoor lighting for evening use.

Material Information

SERVICES Main electricity, water and drainage. Gas-fired central heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING Band C.

TENURE Freehold.

AGENTS NOTE There is an annual service charge for the houses on the estate which is £1,200 per annum from 2025 onwards.

CONSTRUCTION TYPE Standard brick construction under tiled roof.

LOCAL AUTHORITY West Suffolk Council.

COUNCIL TAX BAND Band F. (£3,345.04 per annum).

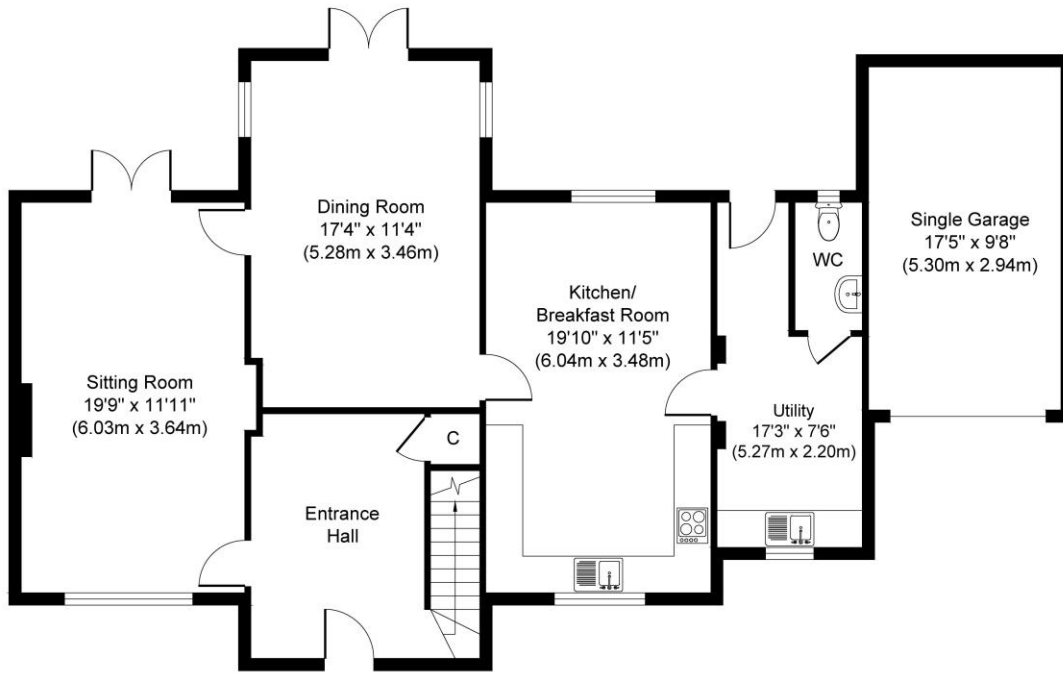
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Likely with all major providers.

WHAT3WORDS doormat.rare.tasteful

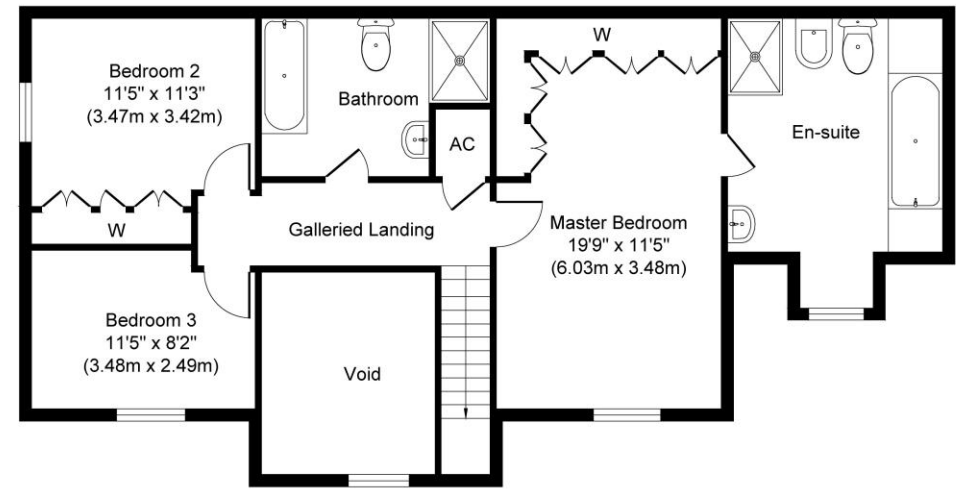
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1246 sq. ft
(115.78 sq. m)



First Floor
Approximate Floor Area
971 sq. ft
(90.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

