



**51 Meadow Lane**  
**Newmarket**

**DAVID**  
**BURR**





# 51 Meadow Lane, Newmarket, Suffolk, CB8 8FZ

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.

This substantial 2160 sq ft detached property is situated in a quiet position within one of the area's most desirable locations. The property offers tastefully presented living accommodation with a spacious and flexible layout and extensive parking for several vehicles, a double garage and west facing enclosed rear gardens.

## An impressive five-bedroom detached house in Newmarket with a large driveway, double garage and west facing garden.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway with oak stairs rising to the first floor with a cupboard under.

**SITTING ROOM** A light, double aspect room with gas fireplace and enjoying a pleasant outlook to the front and French doors to the rear.

**KITCHEN / BREAKFAST ROOM** Extensively fitted with a range of units under granite worktops with a 1.5 bowl sink and drainer inset. Appliances include an AEG range cooker with gas hob and hood over, integrated dishwasher and space for a fridge/freezer, dining area with French doors opening to the garden.

**UTILITY ROOM** Fitted with further units under worktops with a stainless-steel sink and drainer, integrated washing machine and door leading to the rear.

**DINING ROOM** A spacious room with outlook to the front.

**STUDY** Outlook to side.

**CLOAKROOM** With WC and wash basin.

### First Floor

**LANDING** Airing cupboard and doors to:

**MASTER BEDROOM** Enjoying a pleasant outlook to the front and **dressing room** with fitted wardrobes and outlook to the rear. **En Suite** fitted with a wc, wash basin and tiled shower cubicle.

**BEDROOM 2** With fitted wardrobes and outlook to the front. **En suite** fitted with a wc, wash basin and tiled shower cubicle, heated towel rail.

**BEDROOM 3** Fitted wardrobes and outlook to rear.

**BEDROOM 4** Double aspect with fitted wardrobe and outlook to rear.

**BEDROOM 5** Fitted wardrobe and outlook to side.



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**BATHROOM** Fitted with a wc, wash basin, spa bath and heated towel rail.

## Outside

The property is approached by an extensively paved driveway offering parking for several vehicles and access to the **DETACHED DOUBLE GARAGE** with light and power connected. The front garden is predominantly lawned with mature beds and borders set behind a well-maintained hedge line. Gated access leads to the rear garden featuring a large, west facing dining terrace ideal for entertaining with the remainder predominantly lawned and enclosed by fencing.

**SERVICES** Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** F. (£3,249.65 per annum).

**TENURE** Freehold.

**WHAT3WORDS** rigs.online.spits

**EPC** C.

**VIEWING** by prior appointment only through David Burr estate agents.

**BROADBAND** (source Ofcom) Up to 1000 mbps download and 220 mbps upload

**MOBILE SIGNAL** Likely with all major providers

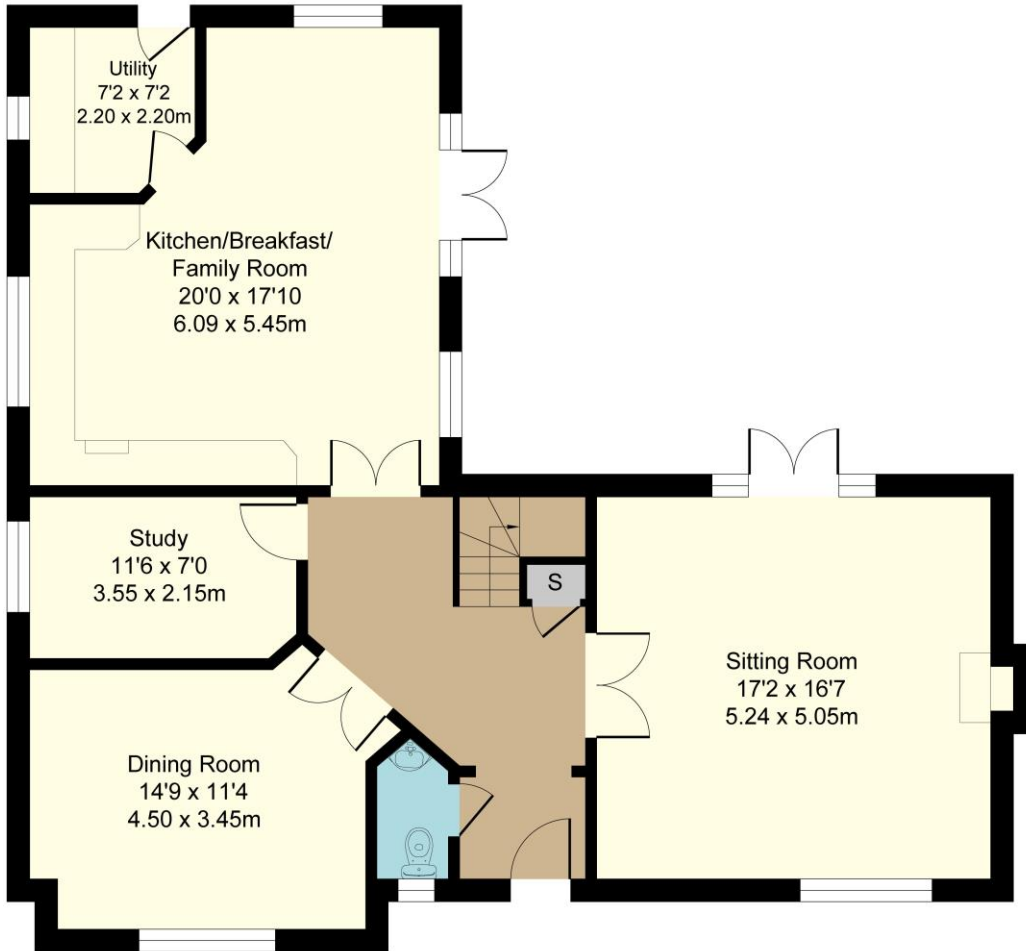
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# 51 Meadow Lane, Newmarket

## Ground Floor

Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup>



## First Floor

Area: 100.8 m<sup>2</sup> ... 1086 ft<sup>2</sup>



Total Area: 200.6 m<sup>2</sup> ... 2160 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



