



Laureate Gardens, Newmarket

Pocock + Shaw



1 Laureate Gardens  
Newmarket  
Suffolk  
CB8 0AW

A very smart two bedroom bungalow attractively situated in a pleasant location to the north of the town centre and close to a range of leisure and shopping facilities. The light and airy accommodation is well equipped and is complimented by a generous garden.

Guide Price £265,000





Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Entrance Hall

With an entrance door and window to the front, boiler cupboard housing a warm air boiler, airing cupboard with radiator, coats cupboard.

### Sitting/Dining Room 4.69m (15'5") x 3.30m (10'10")

With a UPVC double glazed window to the front, serving hatch to the kitchen.

### Kitchen/Breakfast Room 3.67m (12') x 2.50m (8'2")

Fitted with a range of base and eye level units with worktop space over, sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built in eye level electric oven, four ring gas hob, uPVC double glazed window to rear aspect, part glazed door to garden, serving hatch to the sitting room.

### Bedroom 1 3.86m (12'8") x 2.93m (9'7")

With a UPVC double glazed window to the front aspect, built in wardrobe.

### Bedroom 2 2.71m (8'11") x 2.15m (7'1")

With a UPVC double glazed window to the rear aspect, built in wardrobe.

### Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over, wash hand basin with cupboard under and tiled splashback, low-level WC, UPVC double glazed window to the rear.

### Outside

The bungalow is set behind a front garden laid to lawn with a shingle area with the potential for off road parking subject to lowering the curb. Flower border and gate to the side leading to the rear garden.

Enclosed rear garden laid to lawn with paved patio area, metal shed, brick outbuilding and covered bin store.

### Tenure

The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 9Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

### EPC: D

**Council Tax Band:** B West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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