



Manderston Road, Newmarket, Suffolk

Pocock + Shaw



157 Manderston Road  
Newmarket  
Suffolk  
CB8 0NU

An extended 3 bedroom semi-detached house standing in large plot and situated in a sought-after residential area. The property is well presented and benefits from a south-facing bay fronted living room with a newly fitted fireplace and wood burning stove, a generous dining area and office and 3 double bedrooms and a bathroom on the first floor. Additional features include a garage and off road parking and a delightful large established garden.

Guide Price £325,000





**Location** 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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both around 13 miles from Newmarket.

**Entrance porch** with a part glazed entrance door.

**Hallway** with a period style door, stairs leading to the first floor, wood effect flooring.

**Cloakroom** a generous entrance area with a low level WC and hand basin, wood effect flooring.

**Living room** 14'0" x 12'3" (4.27 m x 3.73 m) with a newly fitted fireplace with a wood burning stove and a large south-facing bay window to the front aspect.

**Kitchen** 10'4" x 12'8" (3.15 m x 3.85 m) with range of modern fitted base and wall mounted units, integrated oven and grill, 4 burner gas hob and extractor hood over, wood effect flooring, integrated fridge and freezer, wood effect flooring, door leading to the side garden.

**Dining room** 11'11" x 11'5" (3.64 m x 3.47 m) with an opening leading to the family room.

**Office** 8'10" x 11'9" (2.70 m x 3.59 m) a double aspect room with a part glazed door leading to the rear garden.

## First floor

**Landing** with an attractive newly-fitted engineered oak wood floor, cupboard housing a Worcester gas fired combination boiler.

**Bedroom 1** 11'5" x 11'11" (3.49 m x 3.64 m) with newly-fitted engineered oak wood flooring.

**Bedroom 2** 9'8" x 11'11" (2.94 m x 3.64 m) with newly-fitted engineered oak wood flooring.

**Bedroom 3** 8'5" x 7'9" (2.57 m x 2.35 m) with newly-fitted engineered oak wood flooring.

**Bathroom** with a bath and hand basin, part tiled walls.

**Separate WC** with low level WC and spacious eaves storage.

**Outside** The property is set back from the road with a brick perimeter wall, a paved area and raised shrub beds. A long driveway to the side leads to a single garage with a pair of doors to the front and a pedestrian door to the side.

At the rear of the property is a superb large garden which is laid to lawn with a wealth of established shrubs, trees and flower borders, raised bed allotments and a paved patio area.

## Services and tenure

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 9Mbps, Superfast: 67 Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

**Council Tax** C West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

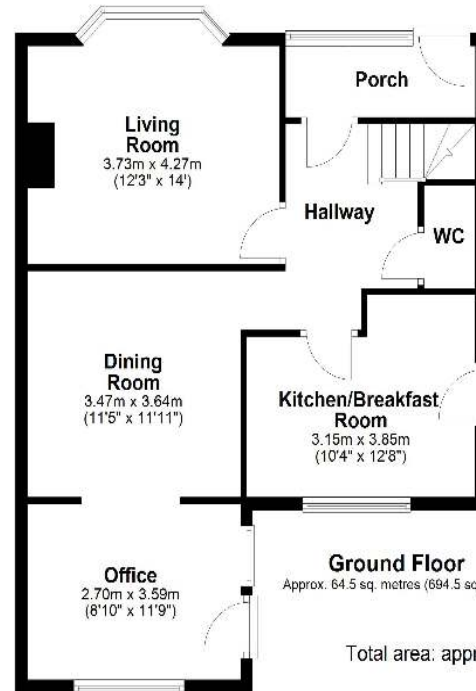






### Ground Floor

Approx. 64.5 sq. metres (694.5 sq. feet)

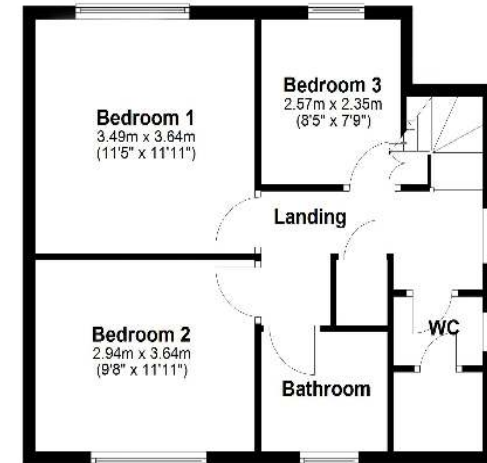


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### First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



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Total area: approx. 112.2 sq. metres (1207.6 sq. feet)

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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