



**11 Meadow Lane  
Newmarket, Suffolk**

**DAVID  
BURR**



# 11 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.

An incredibly well-presented and favourably positioned four-bedroom detached house boasting luxury and spaciousness throughout, on the vastly popular Meadow Lane in Newmarket. The property boasts around 1,800 sq. ft of accommodation including an entrance hall, an abundantly stylish kitchen, utility room, cloakroom, three reception rooms, four bedrooms, a dressing room and three bathrooms. Externally enjoying a detached double garage, large paved driveway and a south-facing rear garden.

## A stylish detached home in a quiet, tucked away location on the outskirts of Newmarket.

### Ground Floor

**ENTRANCE HALL** Stairs rising to the first floor with a cupboard under. Tiled flooring and open plan through to the:

**SITTING ROOM** A double aspect room, featuring French doors to the garden and open plan through to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a stylish range of units under granite worktops with a Franke sink inset and Quooker tap providing instant boiling water. Integrated appliances include four Bosch ovens with electric 5 ring hob, dishwasher, wine cooler and space for an American style fridge freezer. The central breakfast bar creates a lovely entertaining space with French doors opening to the garden.

**DINING ROOM** Also open plan with tiled flooring and outlook to the front.

**UTILITY** With further units under worktops with plumbing for a washing machine, space for a tumble dryer and a door leading to the side.

**CLOAKROOM** Fitted with a WC and wash basin.

### First Floor

**LANDING** Airing cupboard and doors to:

**MASTER BEDROOM** A lovely light room with outlook to the front and dressing

room featuring triple wardrobes and outlook to the rear. **ENSUITE** stylishly fitted with a white WC, wash basin, tiled shower cubicle and decorative tiled walls.

**BEDROOM 2** With outlook to the rear and ensuite fitted with a modern white suite comprising WC, wash basin and tiled shower cubicle

**BEDROOM 3** Window shutters and outlook to the front

**BEDROOM 4** Currently configured as a dressing room with extensively fitted wardrobes and shelves.

**BATHROOM** Luxuriously fitted with a matching white suite comprising WC wash basin, bath with shower attachment and heated towel rail.

### Outside

The property is situated in a quiet position, approached by gates leading onto a paved driveway providing parking and turning for several vehicles in turn leading to the **DETACHED DOUBLE GARAGE** with light and power connected. The front gardens are predominantly lawned and are currently being landscaped by the current vendors. The rear garden is also currently being landscaped by the current vendor to create a variety of paved entertaining areas which will lead down to the lawn all enjoying a southerly aspect.

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## Material Information

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

**AGENTS NOTE** The property is extensively equipped with Sonos speakers fitted in the ceilings of the ground floor living areas and bedrooms and two of the ensembles.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** E.

**TENURE** Freehold.

**WHAT3WORDS** simulations.skippers.wanted

**EPC** C.

**CONSTRUCTION TYPE** Standard brick & block construction.

**COMMUNICATION SERVICES** (source Ofcom)

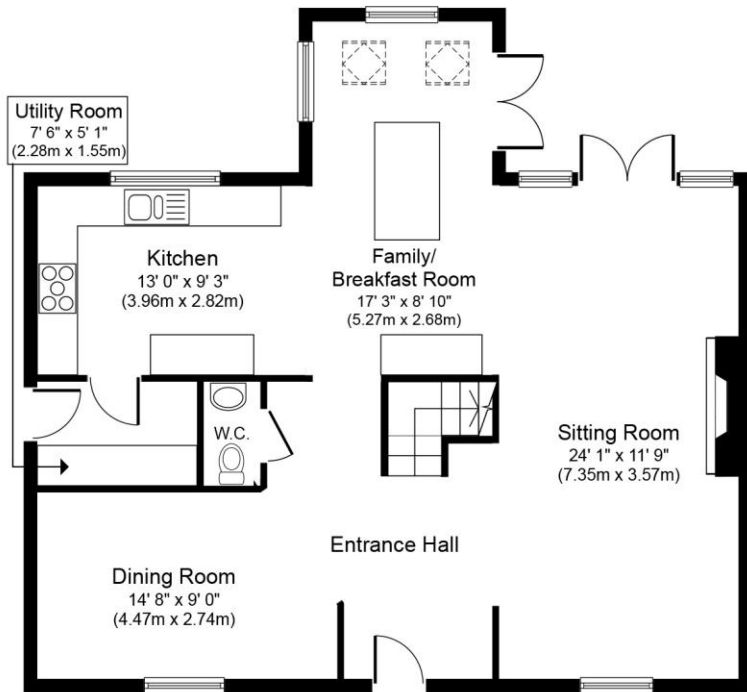
Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

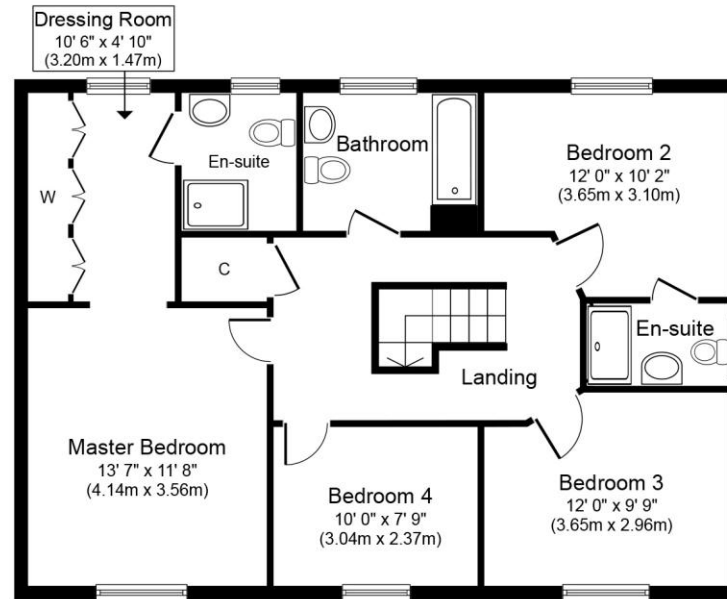
**VIEWING** by prior appointment only through David Burr estate agents.

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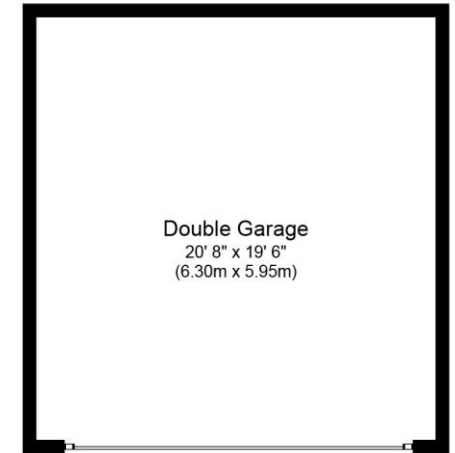




**Ground Floor**  
**Approximate Floor Area**  
**897 sq. ft.**  
**(83.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**827 sq. ft.**  
**(76.8 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**403 sq. ft.**  
**(37.5 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.

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