



**8 Oakfield Place, Old Station Road
Newmarket**

**DAVID
BURR**



8 Oakfield Place, Old Station Road, Newmarket, Suffolk, CB8 8GA

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.

8 Oakfield place is a substantial three-bedroom townhouse measuring close to 1,700 sq.ft in one of Newmarket's most sought after locations with views over the Warren Hill training gallops. This light and spacious living accommodation has been modernised to a high standard throughout and includes a kitchen/breakfast room, dining room, sitting room and three bedrooms each benefitting from en-suite facilities. Further benefits include 3 allocated parking spaces, one of which is under a covered carport and gardens to the front, side and rear.

A spacious and fantastically presented three-bedroom town house in the centre of Newmarket with stunning views over Warren Hill.

Ground Floor

COVERED ENTRANCE PORCH leading to:

ENTRANCE HALL A spacious entrance hall with understairs storage and a useful larder cupboard.

KITCHEN/BREAKFAST ROOM A fitted kitchen with Silestone Quartz worktops, a peninsular unit with 1 ½ bowl sink inset overlooking the dining area. Integrated Bosch appliances include double oven, dishwasher, 4 ring ceramic hob and fridge/freezer. Further benefits include a storage cupboard with a separate utility cupboard enclosed including sink unit, space and plumbing for washing machine and pantry. With limestone tiled flooring throughout, oak stable door and French doors leading to the rear garden.

DINING ROOM A light and spacious room with useful storage cupboard and bay window to the front aspect.

CLOAKROOM With WC, hand wash basin and stone flooring.

First Floor

LANDING With stairs rising to second floor and airing cupboard. Double doors to:

SITTING ROOM A light and spacious room with gas fireplace, fitted shelving units and bay window to the front aspect providing stunning views over the Warren Hill training gallops.

BEDROOM 2 A double room with dressing area, fitted wardrobes and south facing balcony with stunning views over Victorian racing yard. **Ensuite** comprising WC, wash hand basin and double shower.

Second Floor

LANDING leading to:

BEDROOM 1 A light, spacious double room with fitted wardrobes and balcony to the front with stunning views over Warren Hill Gallops. **Ensuite**, extensively tiled, comprising WC, wash hand basin, bidet and a Villeroy and Boch combination whirlpool bath with shower over.

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BEDROOM 3 With fitted wardrobes and views to the rear overlooking racing yard. **Ensuite** with WC, wash hand basin, panelled bath and windows to the rear aspect.

Outside

The property is situated behind a low brick-built wall with a pathway leading to the front garden which is paved and bordered by shrubs. To the side there is a lawned garden shielded by Yew hedging with access to the rear car parking spaces. The rear, walled patio garden is private and south facing with garden storage cupboards and flower beds. There is a further block paved patio area with garden shed. A further benefit is the allocated car port plus two further parking spaces which are adjacent to the lawn.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

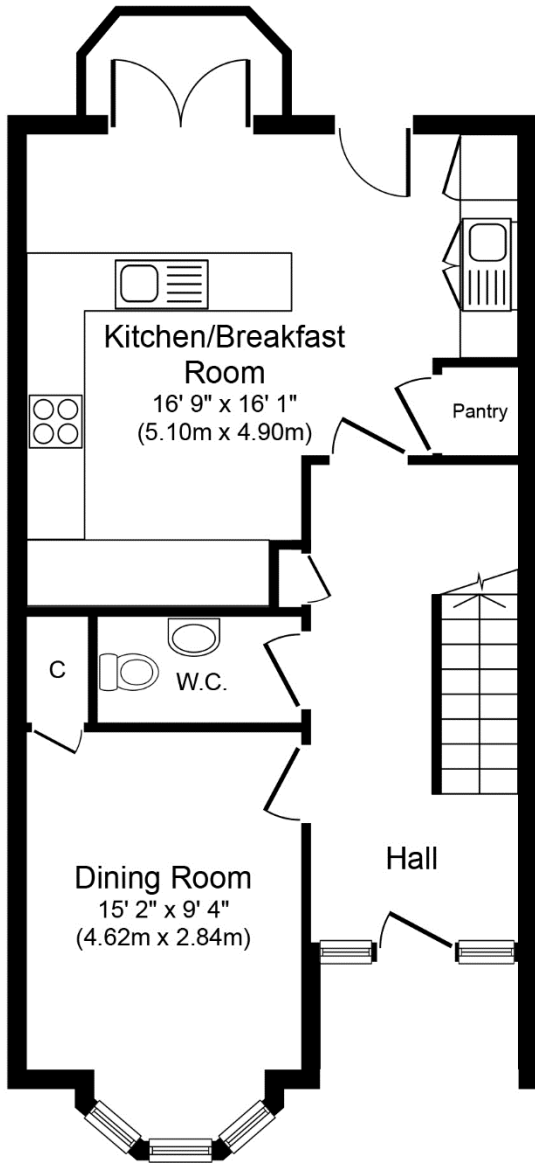
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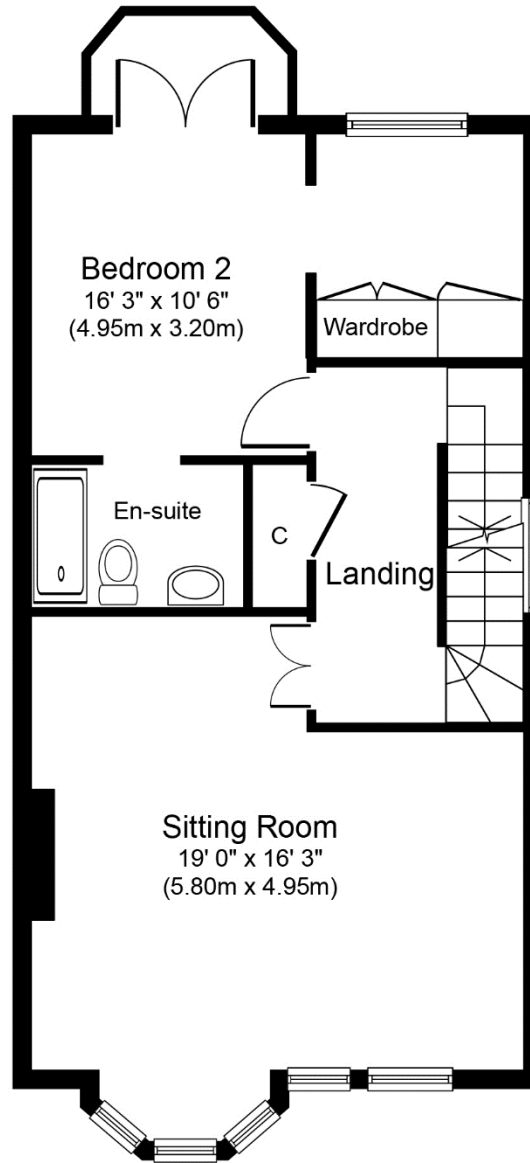
VIEWING by prior appointment only through David Burr estate agents.

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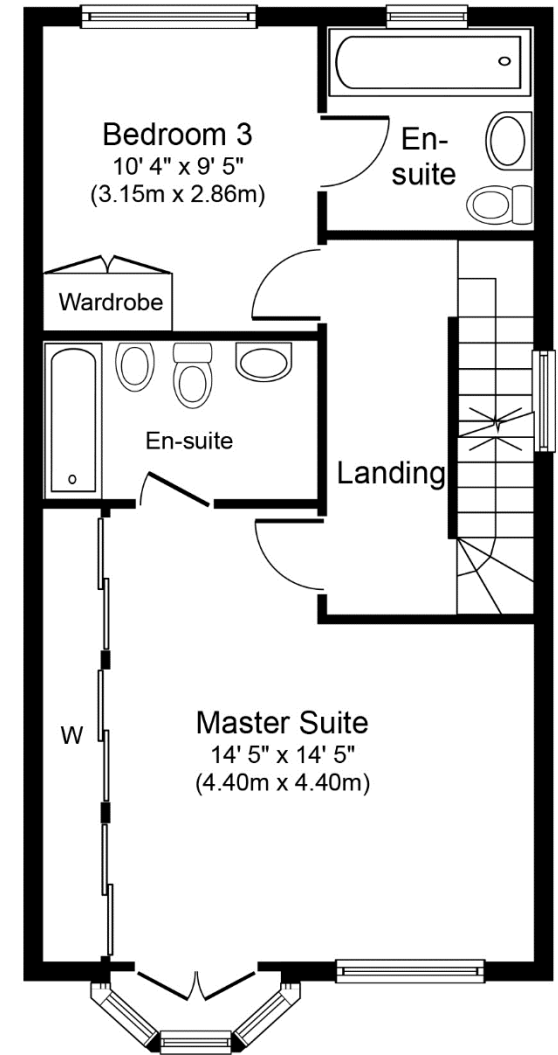




Ground Floor
Approximate Floor Area
549 sq. ft.
(51.0 sq. m.)



First Floor
Approximate Floor Area
549 sq. ft.
(51.0 sq. m)



Second Floor
Approximate Floor Area
549 sq. ft.
(51.0 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. 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.

