



**22 Fitzroy Street  
Newmarket, Suffolk**

**DAVID  
BURR**



## 22 Fitzroy Street, Newmarket, Suffolk, CB8 0JW

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 deceptively spacious and charming Victorian cottage is tucked away in a peaceful setting, just a short walk from the town centre. The property perfectly combines modern updates with original features, creating a unique and inviting home. The ground floor offers an open-plan sitting and dining room, leading to a recently extended and beautifully fitted kitchen. Upstairs, you'll find three bedrooms and a shower room. Externally, the property features a charming front garden and a low-maintenance rear courtyard.

### A beautiful and spacious Victorian cottage within walking distance of Newmarket town centre.

#### Ground Floor

**ENTRANCE HALL** With stairs rising to the first floor, door leading down to the cellar and a further door into:

**SITTING/DINING ROOM** This open plan, bay fronted space features wood effect flooring throughout, a gas feature fireplace and also a lift leading up to bedroom 2.

**KITCHEN/BREAKFAST ROOM** Extended and newly fitted in 2020, the kitchen is now a real hub of the home. Featuring an extensive range of fitted base and matching wall units complete with granite worktops over. Fitted appliances include a full height fridge and separate freezer, an electric oven, 4-ring induction hob with extractor above as well as an integrated dishwasher. Additionally, there is an inset sink with mixer tap overlooking the rear courtyard garden.

**UTILITY ROOM** Also refitted at the same time as the kitchen is this useful space with matching base units with an inset sink looking out over the window to the side aspect. With further fitted cupboards, space for freestanding water appliances and a partially glazed door leading to the rear garden.

**CLOAKROOM** Fitted with a WC and hand wash basin. Window to the rear aspect.

#### Lower Ground Floor

**CELLAR** Useful space, ideal for storage.

#### First Floor

**LANDING** Split landing with doors to:

**BEDROOM 1** Spacious double with fitted wardrobes and a window overlooking the front aspect.

**BEDROOM 2** Another double with window to the rear aspect and fitted storage. Also, with lift rising from the ground floor.

**BEDROOM 3** Final bedroom to the rear of the property, with some fitted storage and window to the side aspect.

**SHOWER ROOM** With double length shower cubicle, WC, hand wash basin, heated towel rail and frosted window to the front aspect.

#### Outside

The south-east facing front garden is predominately lawned with a paved pathway leading from the front gate to the front door of the property. The well-stocked flower beds are planted with a selection of shrubs and plants. The rear garden is paved with areas of planting, and side access for bins.

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## Material Information

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

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND C** (£1,960.82 per annum).

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard brick construction under a pitched slate roof.

**WHAT3WORDS** slightly.average.passively

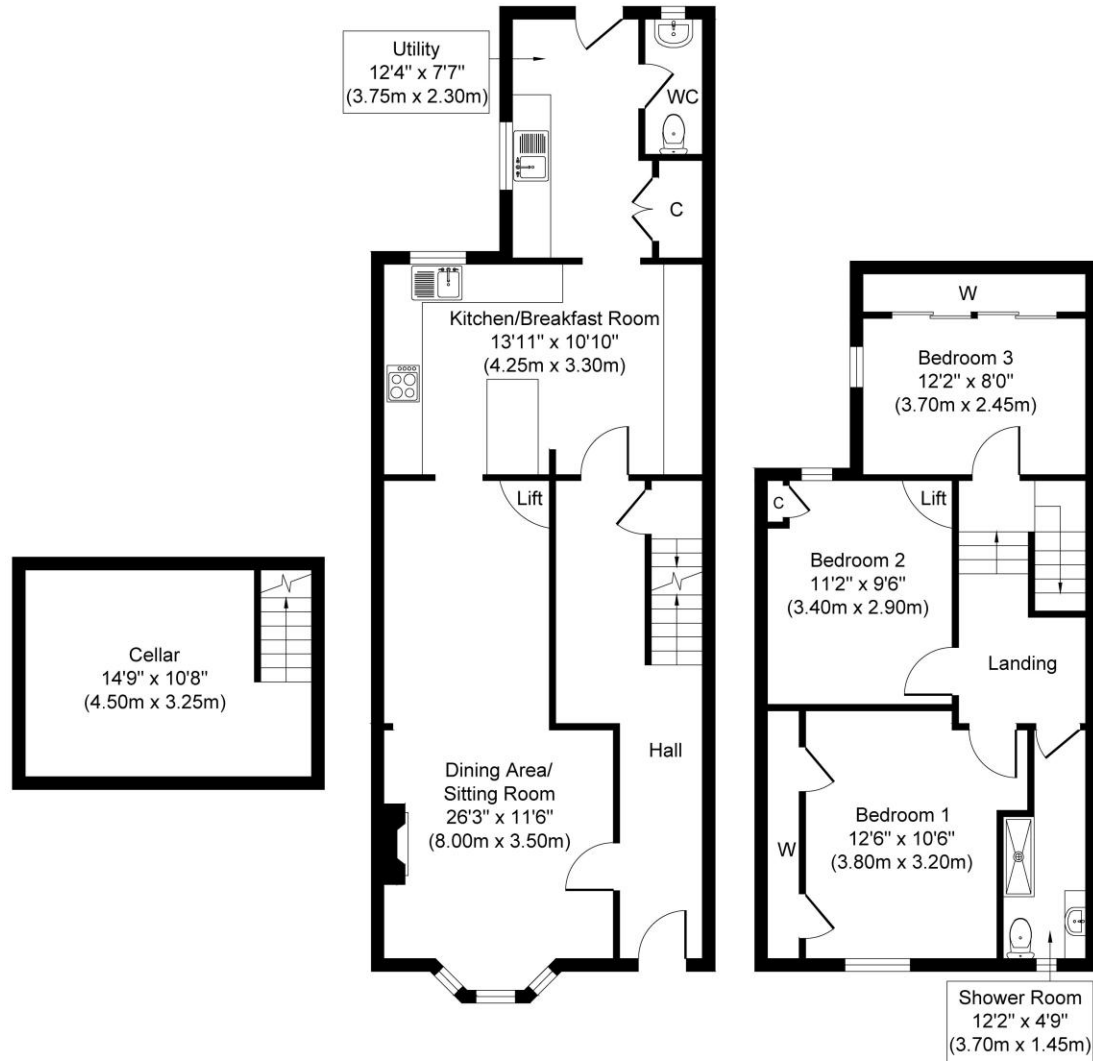
**EPC** Band D.

**COMMUNICATION SERVICES: (Broadband):** Yes Speed up to 1800 Mbps download, up to 220 Mbps upload. **Phone signal:** Likely with all major providers.

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

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**Cellar**  
**Approximate Floor Area**  
**157 sq. ft**  
**(14.62 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**717 sq. ft**  
**(66.68 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**526 sq. ft**  
**(48.87 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

