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Residential sales, lettings & management



86 Crockfords Road Newmarket, CB8 9BG

Situated in a highly desirable non estate location south of Newmarket town centre an impressive and improved 4 bedroom family house providing versatile well proportioned accommodation including a sitting room with wood burner and an open plan kitchen/dining/family room.

Guide Price: £485,000



Newmarket 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.

This well proportioned semi detached house offers smartly presented accommodation which has been updated and enhanced in recent years. In particular the house boast a very generous sitting room with doors to the garden and a multi fuel stove. The Kitchen and dining rooms have been opened up from their original design, creating a wonderful open plan multi use room, again with doors to the garden. On the first floor are 4 double bedrooms, the master benefiting from an en suite shower room and the family bathroom has recently been re fitted. Outside is a pleasant enclosed garden laid to lawn with rear deck and to the front is a drive way leading to an integrated garage.

With the benefit of a nearly new gas fired boiler in detail the accommodation includes:-

Ground Floor

Entrance Hall

With a front door, radiator, stairs to the first floor.

Cloakroom

Fitted with a two piece suite comprising of a pedestal wash hand basin with tiled surround, low-level WC, extractor fan, radiator.

Sitting Room 5.12m (16'10") x 4.03m (13'3")

With a fireplace with multi fuel burner, window to the side, two radiators, three wall light points, French doors to the garden.

Open Plan Kitchen/Dining Room 8.47m (27'9") x 3.11m (10'2")

Fitted with a range of base and eye level units with

worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, window to the front, radiator, dining area, family area and French doors to the garden.

Utility Room 2.82m (9'3") x 1.87m (6'2")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, window to the side, radiator, double glazed door to garden.

Integral Garage

With an electric door, door to the hall, recently replaced gas fired boiler, updated electric consumer unit.

First Floor

Landing

With a window to the side, radiator, access to the loft space, airing cupboard with hot water cylinder.

Bedroom 1 5.11m (16'9") max x 3.37m (11'1") min

With two windows to rear overlooking the garden, radiator, range of built in wardrobes.

En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass screen, pedestal wash hand basin with mixer tap, low-level WC, window to the side, heated towel rail, recessed ceiling spotlights.

Bedroom 2 3.96m (13') x 3.12m (10'3")

With a window to the front, radiator, built in wardrobe.

Bedroom 3 3.55m (11'8") x 3.09m (10'2")

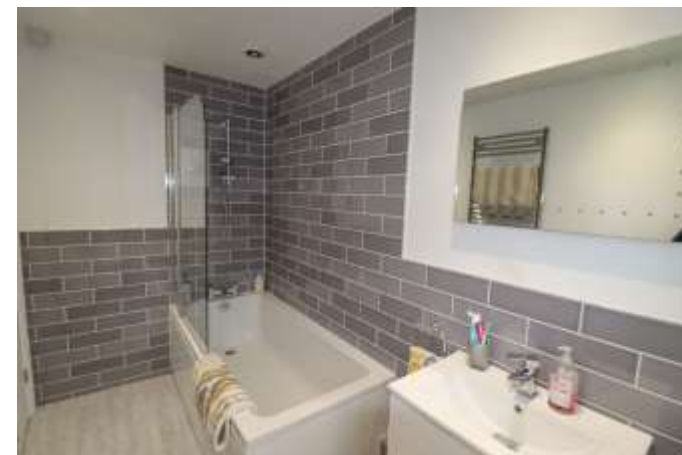
With a window to the rear, radiator, built in wardrobe.

Bedroom 4 3.96m (13') x 3.00m (9'10")

With a Velux Skylight window to the front, radiator and **Study Area** 2.76m (9'1") x 1.10m (3'7"), with a window to front.

Refitted Family Bathroom

Fitted with three piece suite comprising of a bath with independent shower over and mixer tap, wash hand basin with cupboard under and mixer tap, low-level WC,



extractor fan, window to the side, heated towel rail, recessed ceiling spotlights.

Outside

The house is set back from Crockfords Road with a drive way, low brick wall and gate to the side leading to the rear. The rear garden is laid to lawn with a rear decked area, timber garden shed and paved patio area.

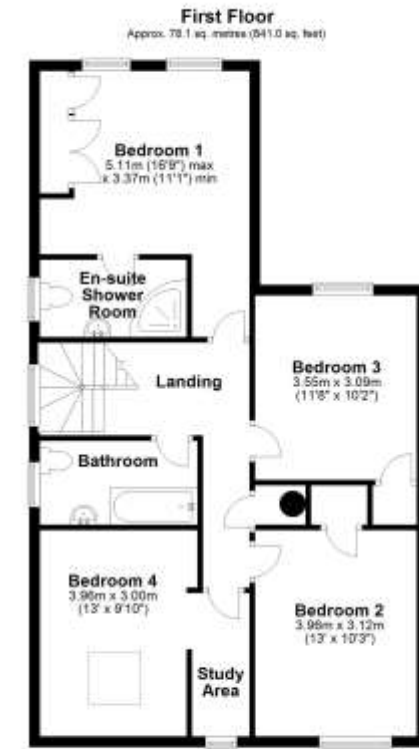
Services

Mains water, gas, drainage and electricity are connected.

Tenure The property is freehold.

Council Tax Band: D East District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 137.5 sq. metres (1480.1 sq. feet)



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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