



Park Lane, Newmarket, Suffolk

Pocock + Shaw

33 Park Lane
Newmarket
Suffolk, CB8 8AZ

A Charming Period Home in Prime
Newmarket Location.

Nestled just south of Newmarket's
bustling High Street and moments from
the train station, this exquisite period
home blends traditional elegance with
timeless charm. Featuring classic flint
elevations, original sash windows, and a
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Guide Price £400,000



The Property Nestled just south of Newmarket's bustling High Street and moments from the train station, this exquisite period home blends traditional elegance with timeless charm. Featuring classic flint elevations, original sash windows, and a wealth of characterful details, including numerous period fireplaces and original internal doors, this property offers a rare opportunity.

Set back behind a picturesque front garden with a low hedge, the house boasts two inviting reception rooms, four spacious bedrooms, and a delightful garden that includes a versatile studio or annex. A true gem in a sought-after location, perfect for those who appreciate heritage and convenience in equal measure.

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 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.

Ground Floor

Entrance Hall/ Study 2.73m (8'11") x 2.60m (8'6")
With a traditional entrance door and window to the front, radiator, stripped wooden floor, stairs to the first floor, under stair cupboard.

Cloakroom/Utility Room 2.60m (8'6") x 2.06m (6'9")
With a window to the rear, radiator, stripped wood flooring, stable door to garden, low level wc, pedestal handbasin, part half height wall panelling, plumbing for a washing machine and space for a tumble dryer.

Sitting Room 4.02m (13'2") x 3.13m (10'3")
With a window to the front, period style fireplace with an ornate surround and red tiles hearth, radiator,

stripped wood flooring, alcove cupboard with open shelving above, double doors to the:

Dining Room 3.51m (11'6") x 3.04m (10')
With a window to the rear, stripped wooden floor, fire surround, side alcove cupboard, double radiator, door to:

Kitchen 3.98m (13'1") x 2.30m (7'7")
Fitted with a Shaker style kitchen with a matching range of base and eye level units with wooden worktop space over, butler style sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a dishwasher, space for fridge freezer, gas point for cooker with extractor hood over, window to the side, tiled flooring, stable door to the garden.

First Floor

Landing With a window to the side, access to loft space.

Bedroom 1 4.02m (13'2") x 3.51m (11'6")
With a window to the front, cast iron fireplace, radiator.

Bedroom 2 3.48m (11'5") x 3.08m (10'1")
With a window to the rear, cast iron fireplace, radiator, side alcove storage cupboard, door to:

Bedroom 4/Dressing Room 3.98m (13'1") x 2.30m (7'7")
With a window to the side, radiator, built in cupboard with combination gas fired boiler. (This room is accessed via Bedroom 2 and could also be an ideal dressing room or en suite bathroom.

Bedroom 3 3.27m (10'9") into bay x 2.60m (8'6")
With a Bay window to the front, radiator, stripped wood floor.

Bathroom
Fitted with a three piece suite comprising of a bath with shower attachment and glass shower screen, pedestal wash hand basin, low-level WC, window to the rear, radiator, tiled flooring.



- Two inviting reception rooms
- Large entrance hall
- Shaker style kitchen
- Three/four bedrooms
- 1st floor bathroom
- Enclosed garden with a versatile studio/annex (rental/ Air B&B potential)
- A true gem in a sought-after location
- Perfect for those who appreciate heritage and convenience in equal measure.

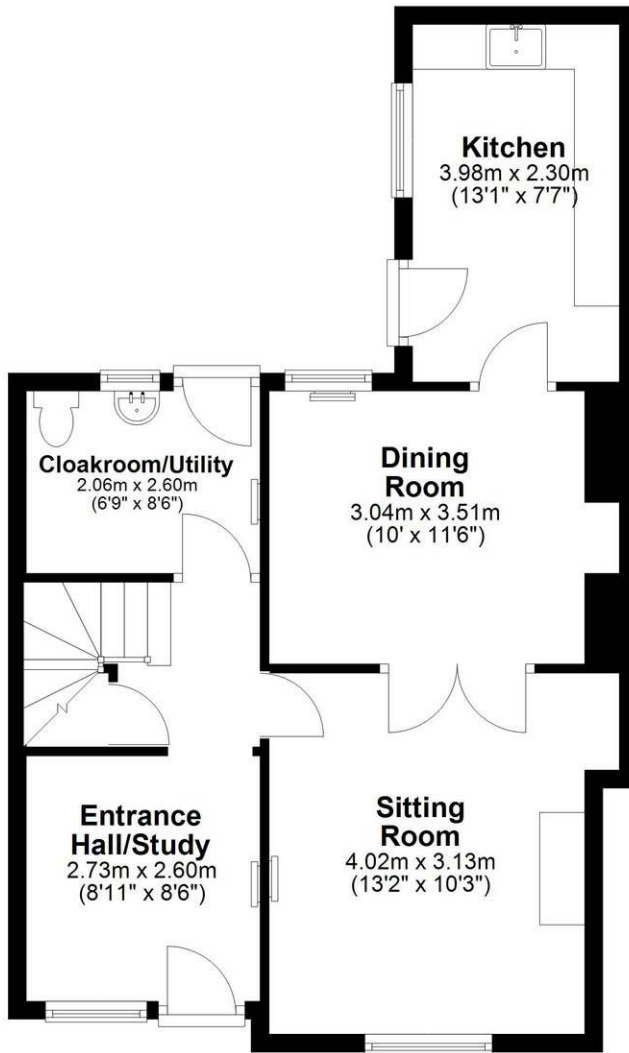






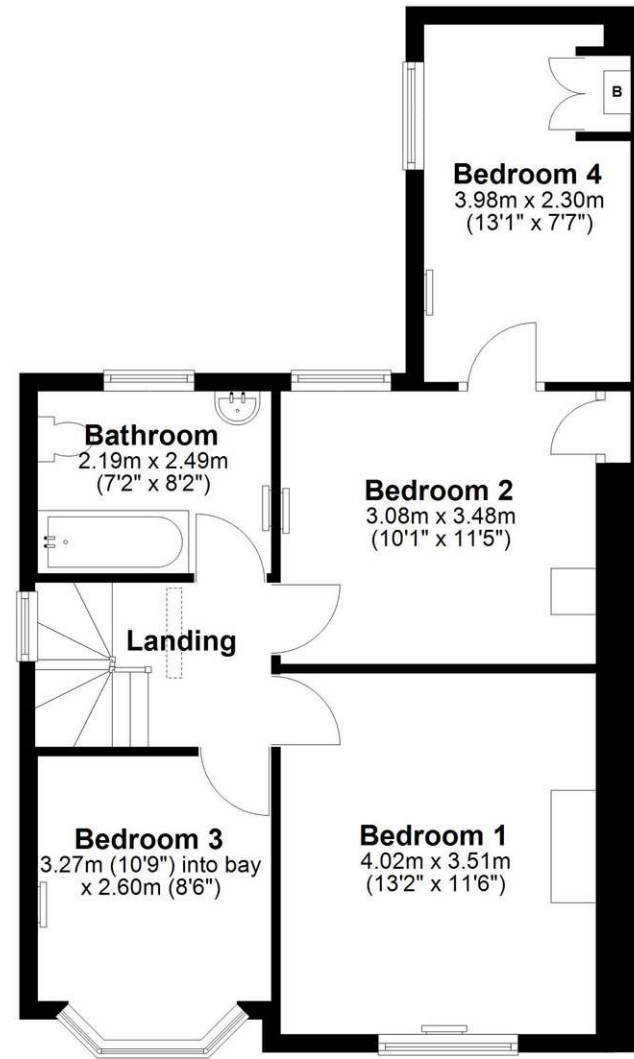
Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.3 sq. feet)

Outside The house is set behind a front garden with low hedge, path to the front door and side path leading to the rear via a gate. The rear garden is enclosed with patio and row of mature ornamental trees to the left. Studio/Annex 4.35m x 3.50m overall, comprising of Bed / Sitting Room 3.51m (11'6") x 2.64m (8'8") With a window to the front, electric radiator, stairs to the mezzanine, stable door and opening to a kitchen area Kitchen Area 1.67m (5'6") x 1.63m (5'4"), Shower Room, fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and electric fan heater, extractor fan.

Tenure The property is freehold. The title is registered.

Services

Mains water, gas, drainage and electricity are connected.

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

Internet connection, basic: 18Mbps, Ultrafast:

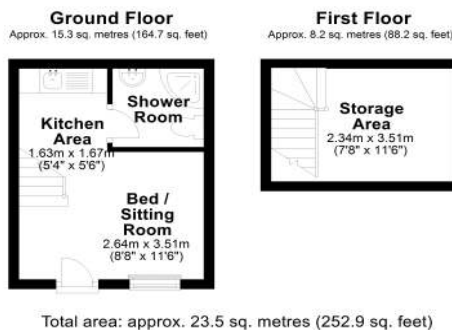
1800Mbps. Mobile phone coverage by the four major carriers available.

Parking is available in the street after 6pm and before 8am and at other times in nearby streets.

EPC: TBC

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



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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