

pocock & shaw

Residential sales, lettings & management





252 Parkers Walk  
Newmarket  
Suffolk  
CB8 7AS

Superbly presented throughout, this two bedroom property occupies an enviable position overlooking open green space within the heart of this established development. Lovingly updated and improved, the property comprises an entrance hall, smart kitchen/breakfast room, sitting room plus modern bathroom & two generous bedrooms. EPC:D

Guide Price: £229,000



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, an 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.

Offering extremely well presented rooms throughout having been tastefully updated in recent times, the accommodation comprises an entrance hall, spacious living room/dining room, re-fitted kitchen with breakfast bar, two double bedrooms and a modern family bathroom.

Externally enjoying a fully enclosed rear garden, single garage en-bloc and large open space to the front.

Benefiting from a gas fired central heating system and uPVC double glazing throughout, in detail the accommodation includes:

## Ground Floor

### Entrance Hall

With an entrance door, a window to front aspect, radiator, laminate flooring, stairs leading to 1<sup>st</sup> floor, open plan to sitting room, open plan to:

### Kitchen 2.97m (9'9") x 2.53m (8'4")

Fitted with an attractive matching range of base and eye level units with underlighting, worktop space over, breakfast bar, composite sink unit with single drainer, stainless steel mixer taps and tiled surround, space for oven, extractor fan above, integrated larder fridge and freezer, plumbing for washing machine, with a window to front, laminate flooring.

### Sitting Room 4.81m (15'9") x 3.51m (11'6")

With two windows to rear aspect, double radiator, laminate flooring, door to outside seating area and rear garden.

## First Floor

### Landing

Access to loft space, large over stairs airing cupboard with useful shelving housing the boiler.

### Bedroom 1 4.60m (15'1") x 2.58m (8'6")

With a window to rear aspect, fitted twin wardrobe, radiator, laminate flooring.

### Bedroom 2 3.50m (11'6") max x 2.11m (6'11") max

With a window to side aspect, fitted storage cupboard, radiator, laminate flooring.

### Bathroom

Fitted with three piece suite comprising bath with shower over and mixer tap and shower attachment, vanity wash hand basin in unit with storage under and mixer tap, low-level WC, attractively tiled surround, with a window to front aspect, tiled flooring, radiator.

## OUTSIDE:

The front garden is enclosed by a low brick wall, accessed via a metal pedestrian gate beautifully stocked with a variety of mixed plants and shrubs, with a footpath leading to the front entrance door via a metal pedestrian gate.

The recently re-fenced and well-tended rear garden is fully enclosed providing an attractive array of mixed plants, shrubs and trees with a footpath leading to the pedestrian gate. The raised timber decking sun patio veranda with seating, timber, decking and area, foot pathway leads to rear pedestrian gate, mainly laid to lawn, well stocked shrub borders with range of ornamental trees, timber garden shed. There is a single garage nearby, Block number 1.





### Services

Mains water, gas, drainage and electricity are connected.

### Tenure

The property is freehold.

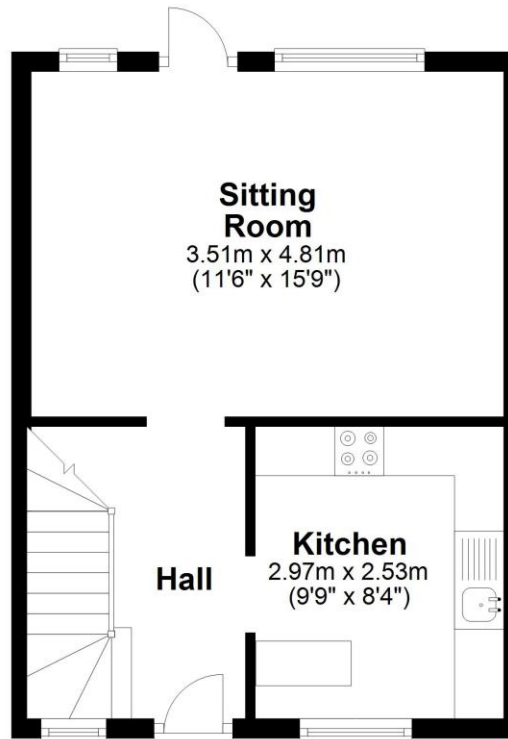
**Council Tax Band: B** Forest Heath District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. KLS



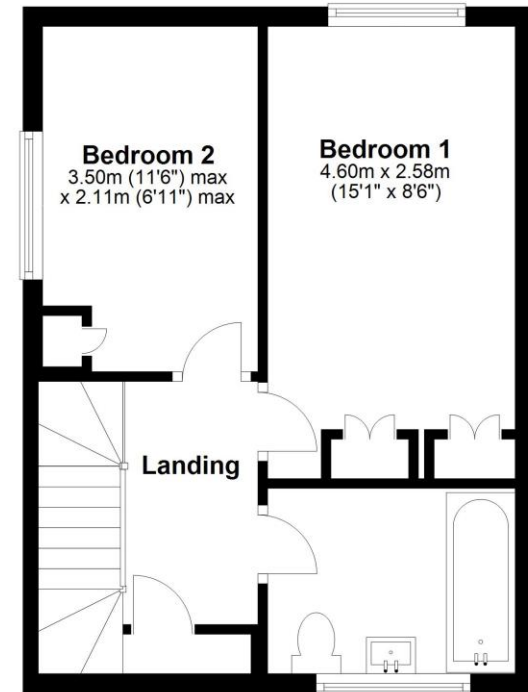
### Ground Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

**pocock & shaw**

Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@pocock.co.uk [www.pocock.co.uk](http://www.pocock.co.uk)

**An independent firm with five local offices and London marketing via the Mayfair Office**

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