



**Paddocks View, Centre Drive
Newmarket**

**DAVID
BURR**



Paddocks View, Centre Drive, Newmarket, Suffolk, CB8 8AN

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.

A spacious and recently modernised three-bedroom detached house on the outskirts of Newmarket, but still within walking distance of the town centre. The accommodation comprises entrance hall, sitting room, kitchen/dining room, family room, cloakroom, three bedrooms and separate bathroom. Externally the property has ample driveway parking, a garage and landscaped rear garden with views over paddocks.

A three-bedroom detached property in a sought-after part of Newmarket with stunning paddock views to the rear.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor, under stairs storage and door to:

CLOAKROOM Tiled space with handwash basin and WC. Window to front aspect.

SITTING ROOM A bright space with large window to the front aspect flooding the room with light.

KITCHEN/DINING ROOM A large and open space with a stylishly fitted kitchen with fitted units and drawers with quartz worktops over and an inset sink and mixer tap. Integrated appliances include an oven, combi oven, induction hob, fridge/freezer, dishwasher and washing machine. Ample dining space, additional matched units and window to the rear aspect.

FAMILY ROOM Another bright space leading off from the kitchen ideal for entertaining. Fully glazed with French doors leading to the rear garden.

First Floor

LANDING With airing cupboard storage and loft access.

BEDROOM 1 Spacious double bedroom with built in wardrobe, complete with large window to the front aspect.

BEDROOM 2 Another comfortable double complete with built in wardrobes and window to the rear aspect.

BEDROOM 3 With storage cupboard and window to the front aspect.

BATHROOM A modern fully tiled space. Fitted with bath complete with shower over, hand wash basin, WC, heated towel rail and window to rear aspect.

Outside

The property is approached by a shingled driveway leading to the single garage with light and power providing useful storage. A paved pathway lined with lawn either side leads to the front door. The rear garden is mainly paved with shingled boarders and raised planters to the rear. Stunning views over paddocks are seen from the back of the property.

Paddocks View, Centre Drive, Newmarket, Suffolk, CB8 8AN

SERVICES Mains gas, water, drainage and electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC C.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

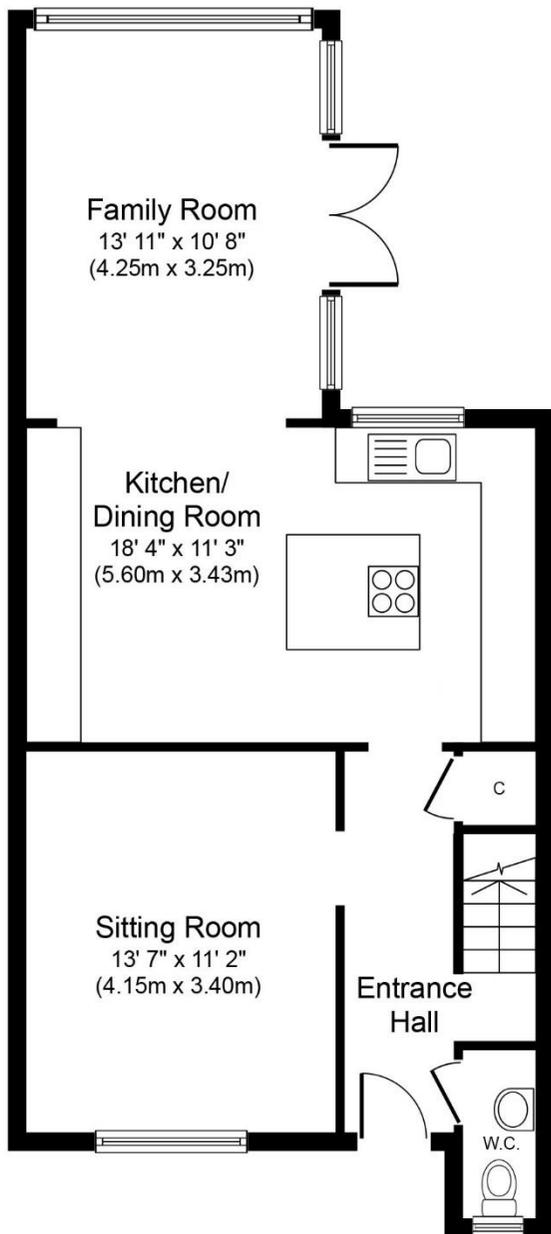
Phone Signal: Likely with EE, O2 and Vodafone.

WHAT3WORDS marketing.hands.energetic

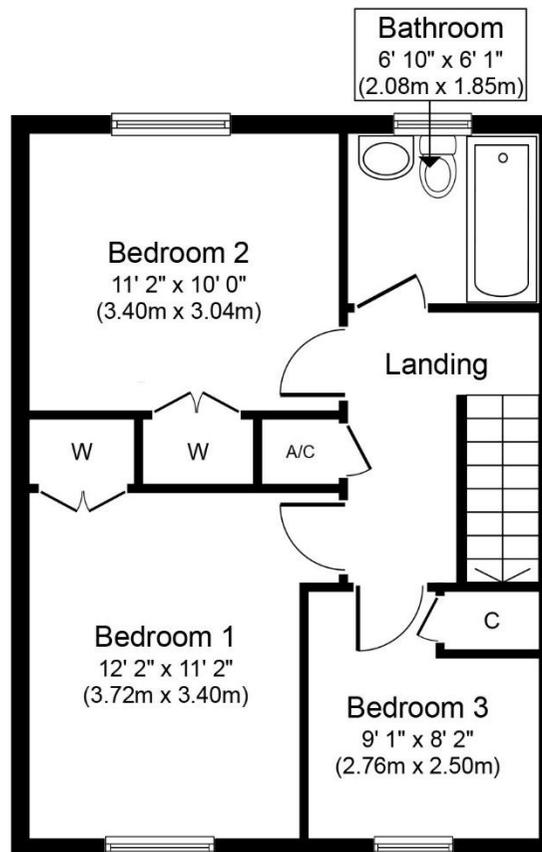
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

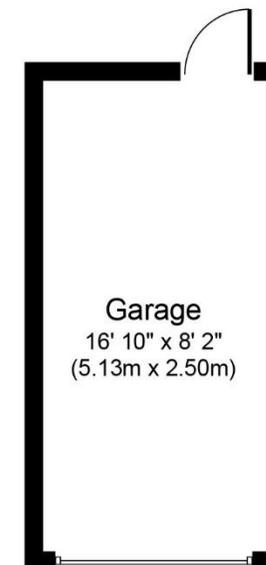




Ground Floor
Approximate Floor Area
623 sq. ft.
(57.9 sq. m.)



First Floor
Approximate Floor Area
463 sq.ft.
(43.0 sq.m.)



Garage
Approximate Floor Area
136 sq.ft.
(12.6 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.

