



**2 Alycidon Mews
Newmarket**

**DAVID
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2 Alycidon Mews, Newmarket, Suffolk, CB8 0FJ

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 substantial and impressive 2,321 sq. ft detached modern home is set within a gated mews in a highly desirable location, just moments from the Rowley Mile Racecourse in Newmarket. The property boasts beautifully presented living accommodation across three floors, featuring a fantastic open-plan kitchen and living area. Additional highlights include landscaped enclosed rear gardens, off-road parking, and a double cart lodge garage.

A substantial, six-bedroom detached home spanning 2,321 sq. ft, ideally located in a sought-after area of town.

Ground Floor

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor.

DRAWING ROOM An elegant room featuring an attractive fire place with wood burning stove and Amtico flooring.

SITTING ROOM Double aspect, featuring a fireplace with wood burning stove and extensive built in bookcases.

KITCHEN/BREAKFAST ROOM The hub of the home extensively fitted with a range of units under granite worktops with a stainless-steel sink insert. Appliances include a Range Master Cooker with Five Ring Gas Hob, Integrated Dishwasher and space for an American style fridge freezer and wine cooler. A large central island provides further storage and leads through to the:

DINING ROOM A lovely light room enjoying a double aspect outlook over the rear garden with French doors opening to the terrace.

UTILITY ROOM With further units under worktops with a stainless-steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and door leading to the side.

CLOAKROOM WC, wash basin and heated towel rail.

First Floor

LANDING With two useful storage cupboards and doors leading to.

BEDROOM 1 An impressive room with extensively fitted wardrobes and outlook to the front. **Ensuite** stylishly fitted with a white WC, wash basin, tiled shower cubicle and a heated towel rail.

BEDROOM 2 A double aspect room with fitted wardrobes, **Ensuite** fitted with a white WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 3 Outlook to the front

BEDROOM 4 Outlook to the rear

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BATHROOM Stylishly fitted with a white WC, wash basin and rolled top bath with shower attachment over and a heated towel rail.

Second floor

LANDING Leading to

BEDROOM 5 With fitted wardrobes and outlooked to the rear.

BEDROOM 6 Double aspect and outlooked to the rear

SHOWER ROOM Fitted with a WC, wash basin, tiled shower cubical and heated towel rail.

Outside

The property is situated in a sought-after location off Hamilton Road convenient for the July Race Course and an extensive network of dog walks. Gated access leads on to a paved driveway with two parking spaces within the **Carport**, an additional space is located in front of the property with an **Electric Charging Point**. Gated access leads to the side and rear of the property with ample storage to both sides with space for a shed and green house. The rear gardens have been expertly designed and landscaped to display an array of colour throughout the year with various paved sitting and dining areas enjoying the southerly aspect ideal for alfresco entertaining. A particular feature of the property is the **Rill Water Feature** with Wisteria rose covered pergola, Yew, Apricot, and Plum Trees as well as a vegetable patch.

Material Information

SERVICES Mains water and drainage. Mains electricity connected. Gas central heating. None of these services have been tested by the agent.

EPC RATING Band B

LOCAL AUTHORITY West Suffolk District Council

COUNCIL TAX BAND F. (£2,953.08)

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick and block with slate roof.

COMMUNICATION TYPE (source Ofcom)

Broadband: Yes. Speed: up to 1800mps download, up to 220 upload.

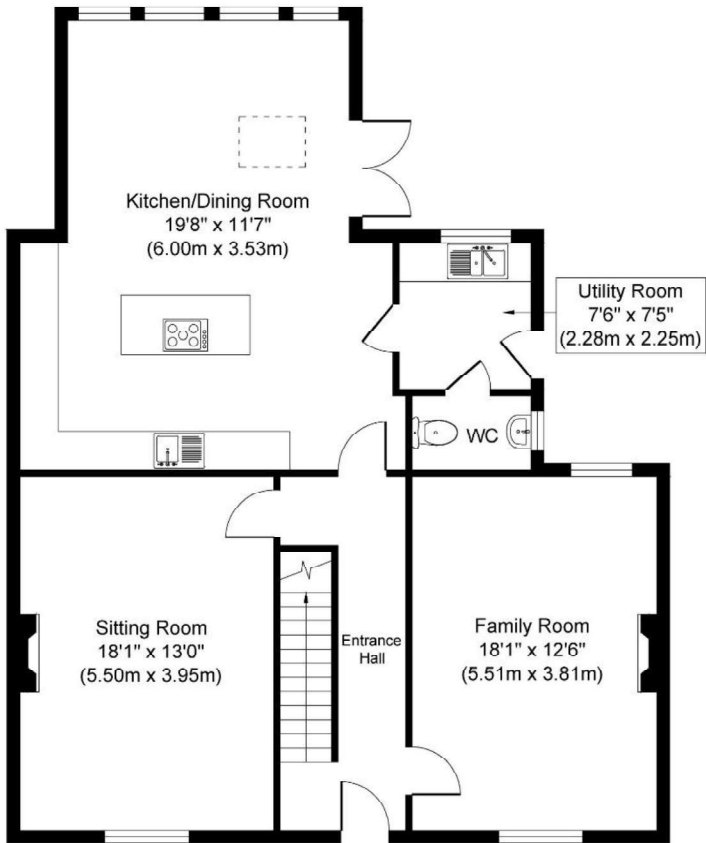
Phone Signal: Yes. Likely with all major providers.

WHAT3WORDS forkful.casual.blindfold

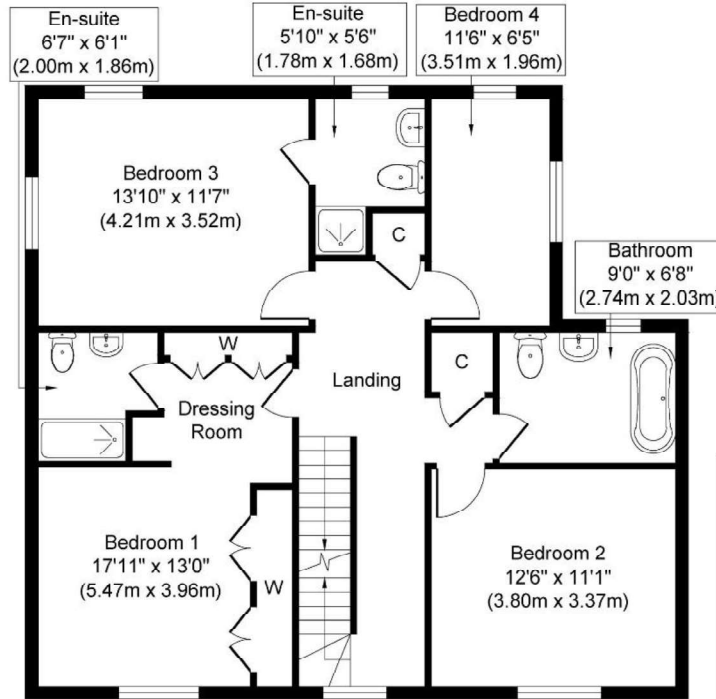
VIEWING Strictly by prior appointment only through DAVID BURR.

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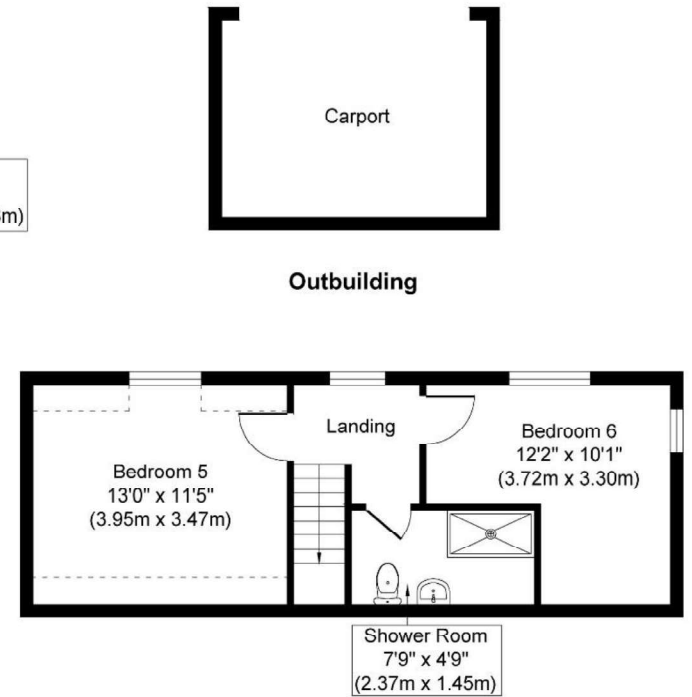




Ground Floor
 Approximate Floor Area
 1,061 sq. ft
 (98.55 sq. m)



First Floor
 Approximate Floor Area
 897 sq. ft
 (83.36 sq. m)



Second Floor
 Approximate Floor Area
 363 sq. ft
 (33.69 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.

