



Freshfields, Newmarket, CB8 0EG

Guide Price £300,000

MA
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Freshfields, Newmarket CB8 0EG

A well improved semi detached home on this popular development that provides easy access to the centre of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation includes a porch entrance, living room, dining room, fitted kitchen, three bedrooms and a bathroom. Outside two brick built buildings provide a utility room and storage. The current owners have also built a timber outbuilding that provides versatility in that it works as an office or gym or as a summerhouse.

Must be seen to be appreciated.

Front Porch

Offering useful storage. Obscured glass. Door to the sitting room.

Kitchen 10'4" x 9'7" (3.16m x 2.94m)

A range of eye and base level cupboards and storage drawers with wooden worktop over. Composite sink and drainer with mixer tap over. Space and connection for electric cooker with chimney extractor above. Integrated fridge/freezer. Attractively tiled. Tiled flooring. Window to the rear aspect. Door to the dining room and rear garden.

Dining Room 10'4" x 8'11" (3.16m x 2.72m)

With window to the rear aspect. Radiator. Door to the kitchen. Opening to the sitting room.

Sitting Room 13'2" x 18'10" (4.02m x 5.76m)

Spacious, well presented sitting room with window to the front aspect. Radiators. Opening to the dining room. Door to front porch. Stairs leading to the first floor landing.

Landing

With doors leading to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the sitting room.

Bedroom 1 11'5" x 10'2" (3.49m x 3.10m)

Generous double bedroom with built-in storage cupboards. Window to the front aspect. Radiator. Door to the landing.

Bedroom 2 10'2" x 11'1" (3.11m x 3.40m)

Generous double bedroom with built-in storage cupboard. Window to the rear aspect. Radiator. Door to the landing.

Bedroom 3 8'2" x 8'4" (2.51m x 2.56m)

Well proportioned bedroom with window to the front aspect. Radiator. Door to the landing.

Shower Room

Contemporary white suite comprising of low level, concealed cistern, W.C. inset hand basin with built-in storage cabinet under and counter top and generous walk-in shower. Ladder Radiator. Attractively tiled. LVT wood flooring. Obscured windows. Door to the landing.

Studio/Office/Garden Room

Offering a variety of uses. Power and light. LVT wood flooring. French doors and dual windows to the rear garden.

Outbuilding

Brick built outbuilding providing a utility space, W.C. and storage. Power and water connected.

Outside - Front

Gravel bed. Block paved pathway leading to the front porch. Access gate to the rear garden.

Outside - Rear

Patio area to the rear of the house with door to the kitchen. Sizable lawned area with stepping stone pathway leading to the garden room/studio/office to the rear, with covered open storage to the side. Access gate to the front.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 83 SQM

Parking - On road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

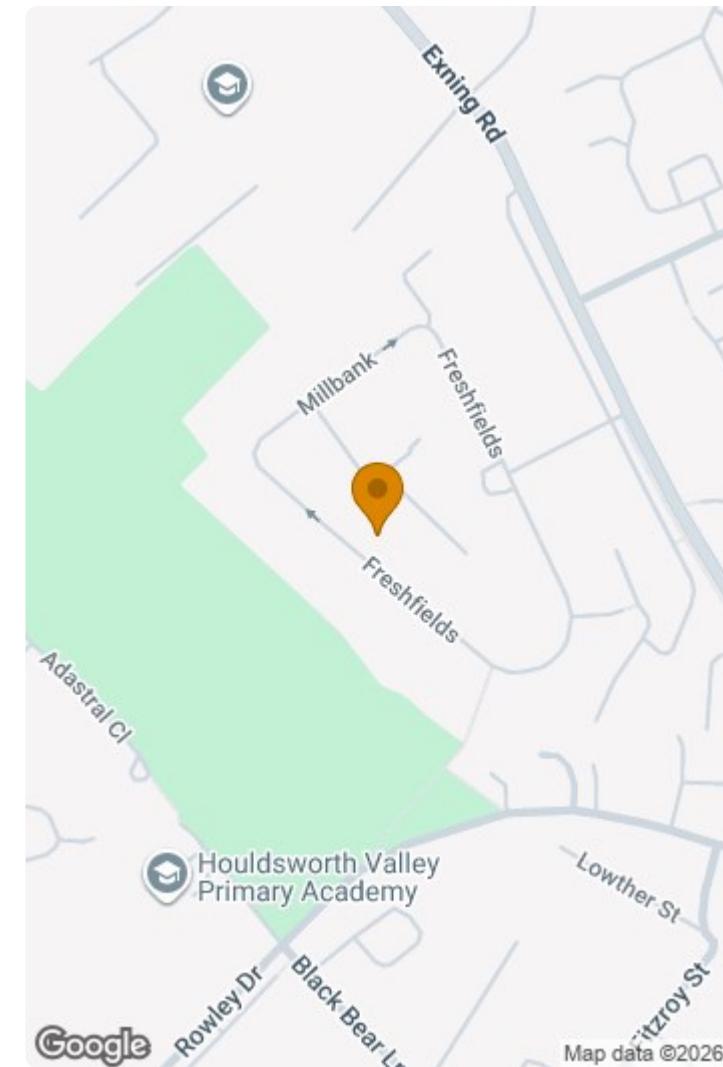
Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		87	73
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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