

Bury Road,
Newmarket, CB8 7BY
Guide Price £325,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Bury Road, Newmarket, CB8 7BY

An outstanding single-storey residence, occupying an enviable position on the outskirts of the town centre, within this prestigious and highly regarded area.

Oozing with character, charm and individuality, this delightful former stables boasts a wealth of original features, complemented by impressive vaulted ceilings and generously proportioned accommodation throughout. The property offers a wonderful sense of space and character, with accommodation comprising an entrance hall, spacious living room/dining room, conservatory/garden room, double bedroom and bathroom.

Externally, the property continues to impress, enjoying a lovely fully enclosed rear garden, providing a pleasant space to relax and unwind. There is also a useful outbuilding, offering excellent storage or potential for a variety of uses, together with the added benefit of off-road parking to the front for two vehicles.

Offered for sale with no onward chain, this unique and characterful home must be viewed to be fully appreciated.







Entrance Hall
Front door leading through to hallway with hardwood flooring and windows to front aspect. Internal door leading through to:

Living Room
14'7" x 13'7"
Hardwood flooring, spotlight lighting, window to front aspect.

Kitchen
13'7" x 7'8"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage area and matching stainless steel mixer tap. Other integrated appliances include an induction hob, oven and a dishwasher. There is space for other white goods. Tiled flooring, linear bar style lighting, windows to rear aspect.

Dining Room/Conservatory
22'3" x 8'2"
Tiled flooring, windows to rear aspect. External doors leading to rear garden.

Bedroom
13'7" x 12'2"
Hardwood flooring, spotlight lighting, built-in wardrobes. Window to front aspect. Internal door leads through to bathroom.

Bathroom
Suite comprising of a panelled P-shaped bath with shower head over, WC and handwash basin with storage. Tiled flooring. Internal doors lead to hallway and bedroom.

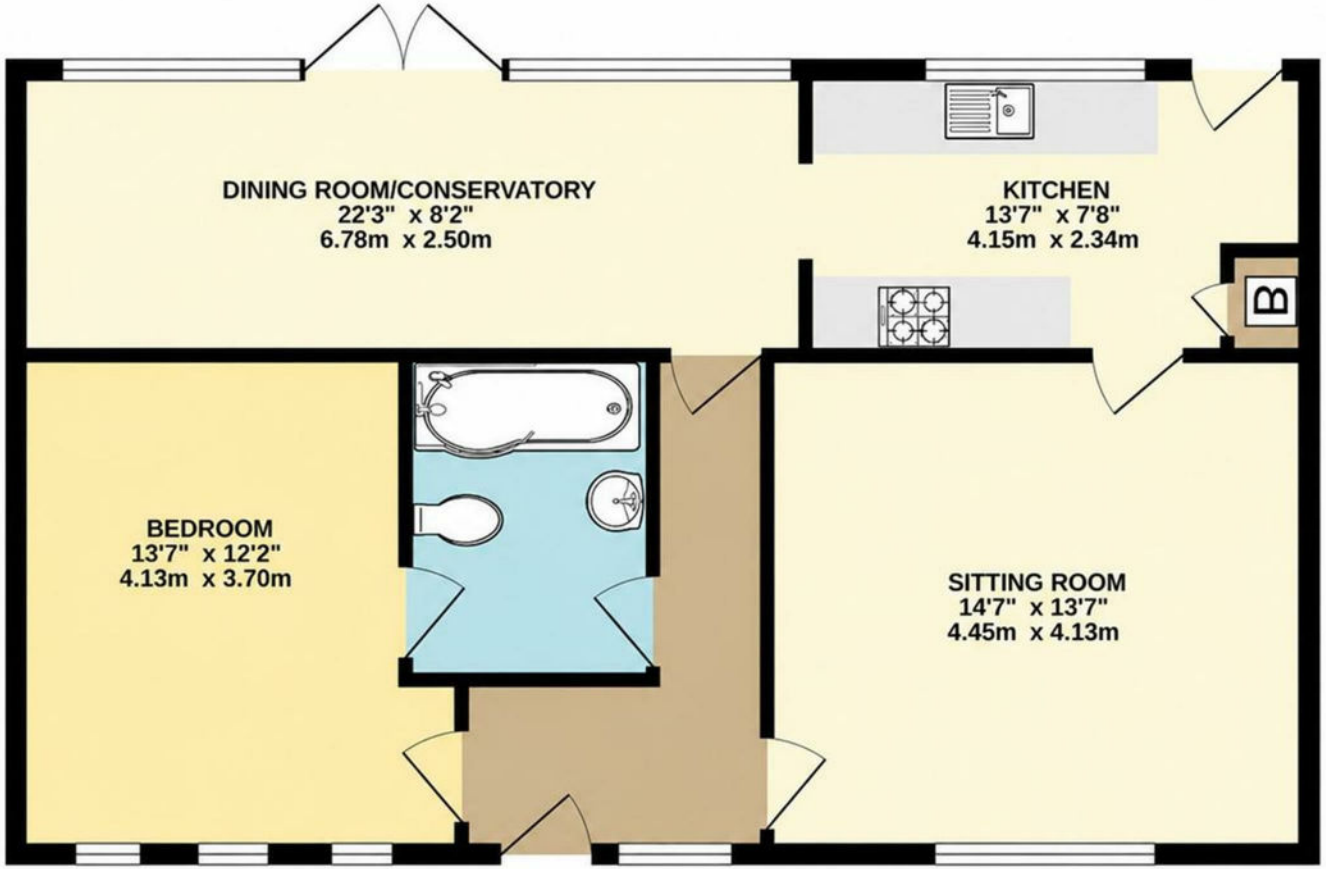
Outside Front
Gravel driveway with space of parking.

Outside Rear
A patio wraps around the rear of the property, a few steps up take you to the lawned area with mature shrubbery and a timber framed garden room.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - SQM
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

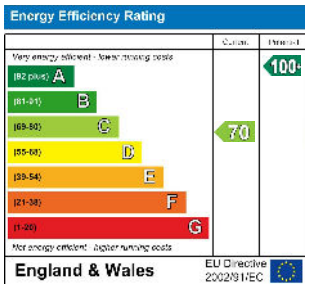
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.

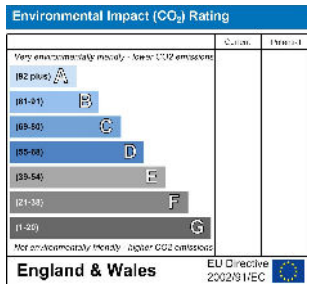
GROUND FLOOR



- **Highly Regarded Town Location**
- **Former Stables**
- **Spacious Property With Character**
- **Impressive Vaulted Ceilings**
- **Generous Conservatory**
- **Enclosed Rear Garden**
- **Off-Road Parking**
- **NO CHAIN**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.













