



**15 Millbank**  
**Newmarket, CB8 0EQ**  
**£350,000**

**MA**  
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## 15 Millbank, Newmarket, CBS oEQ

A superb semi-detached family home set on the edge of this popular development and set in striking distance of the town centre.

Updated and improved by the current owners, this property offers comfortable living space throughout.

Accommodation includes entrance hall, living room, dining room, conservatory, kitchen, utility area, three bedrooms and a family bathroom.

Externally the property offers delightful mature rear gardens, extensive patio area and separate seating.



### Entrance Hall

Welcoming hallway with wooden flooring . Radiator. Stairs rising to first floor. Understairs storage. Door through to:

### Kitchen 9'5" x 8'11" (2.88m x 2.74m)

Fitted with a range of matching eye and base level storage units with work top surface over. Sink and drainer with mixer tap over. Integrated oven. Integrated hob with extractor hood over. Tiled splashbacks. Window to rear aspect. Door to Porch, leading to:

### Utility Room 9'10" x 8'11" (3.02m x 2.74m)

With window to the rear aspect. Door leading to downstairs WC and porch.

### Dining Room 9'6" x 8'11" (2.92m x 2.74m)

With french doors leading through to:

### Conservatory 11'8" x 9'6" (3.57m x 2.92m)

Terracotta tiled flooring. With french doors leading to garden. Radiator.

### Living Room 15'4" x 11'1" (4.68m x 3.39m)

With window to front aspect. Radiator.

### First Floor Landing

With doors leading to all rooms. Window to side aspect.

### Bedroom 1 14'4" x 11'6" (4.38m x 3.53m)

With large fitted wardrobe. Window to front aspect. Radiator. Door leading to the landing.

### Bedroom 2 7'5" x 5'8" (2.27m x 1.73m)

With cupboard. Window to the front aspect,. Radiator. Door leading to landing.

### Bedroom 3 11'6" x 9'11" (3.53m x 3.04m)

With window to the rear aspect. Radiator. Window to the rear aspect. Door leading to the landing.

### Bathroom 7'5" x 6'8" (2.27m x 2.05)

Contemporary white suite comprising of low level, concealed cistern WC, wall mounted hand basin with built-in vanity storage under and panelled bath with mounted shower over. Attractive tiling throughout. Spot lighting. Dual windows, fitted with shutters. Door to the landing.

### Outside - Front

Partially laid shingle bed bordered with established shrubs. Pathway leading to the rear garden. Steps leading to half glazed front door with storm porch over. Low fencing bordering the property. Access gate to the front.

### Outside - Rear

Stone patio area to the rear of the house with french doors leading to the conservatory and steps down to a covered seating area, with a timber framed pergola. Raised bed with planting to the border of the lawn. Well maintained lawned area featuring additional patio seating area. Additional pergola covered patio seating area. A variety of established trees and flower beds to the borders

### Property Information

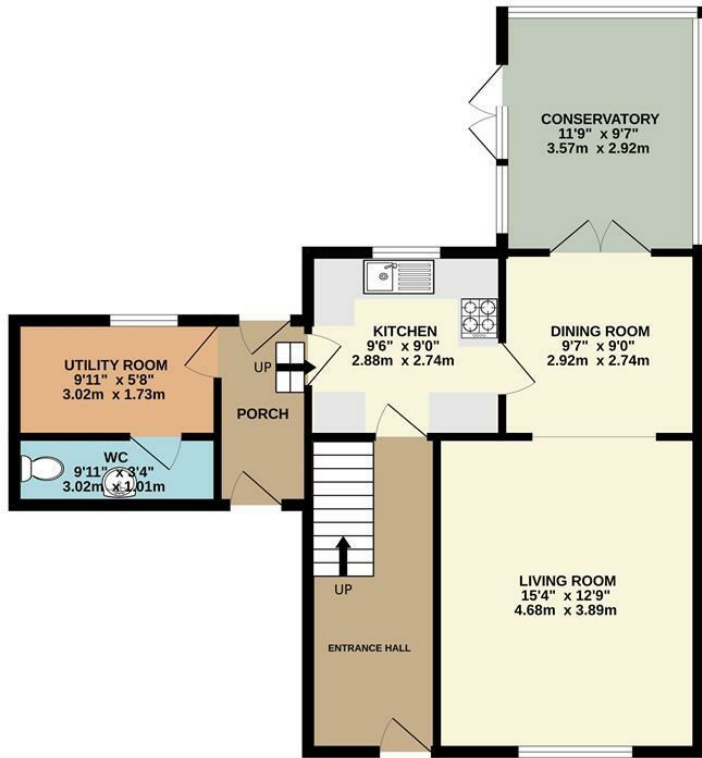
EPC - E  
Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - Semi Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 936 sqm  
Parking –  
Electric Supply - Mains  
Water Supply – Mains

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

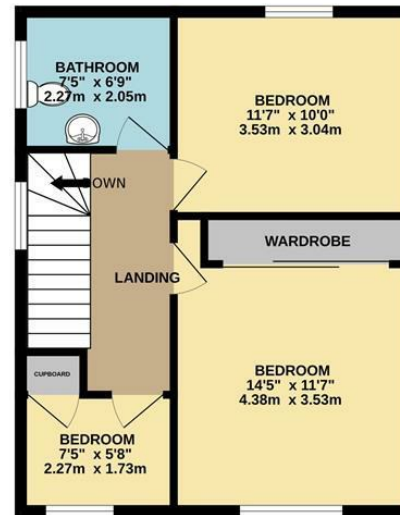
### Location

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  
704 sq.ft. (65.4 sq.m.) approx.



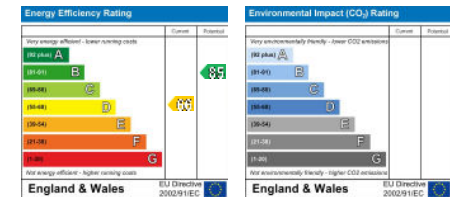
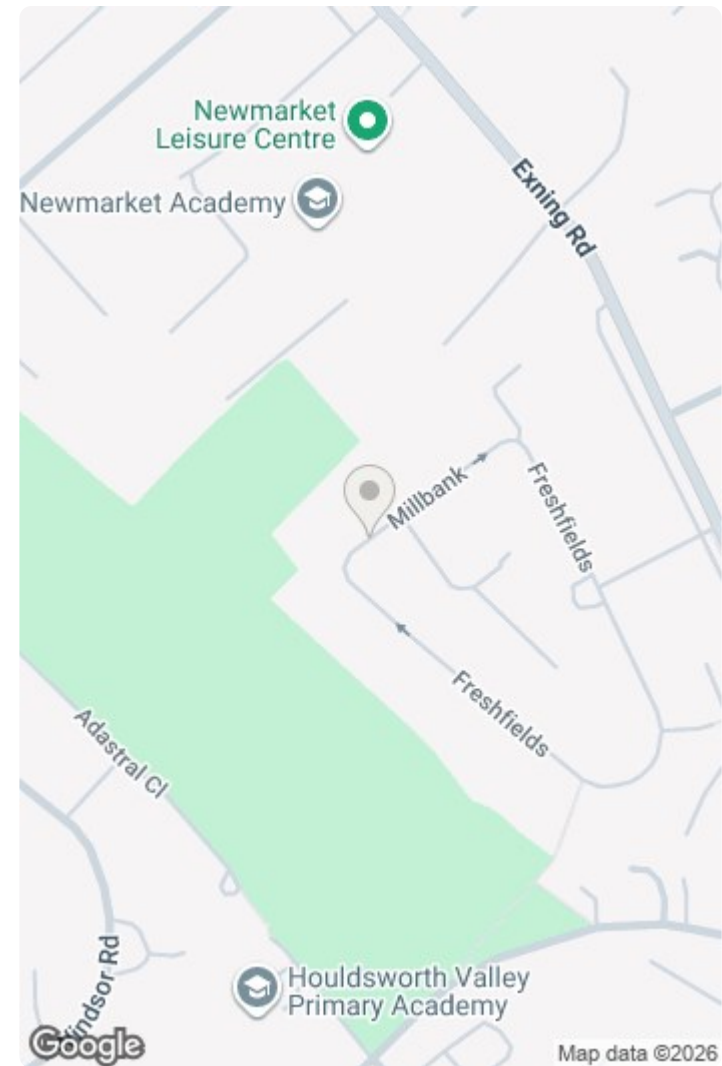
1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



15 MILLBANK, NEWMARKET

TOTAL FLOOR AREA: 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Good Friends  
are hard to find  
but easy to lose  
Lucky to have*