



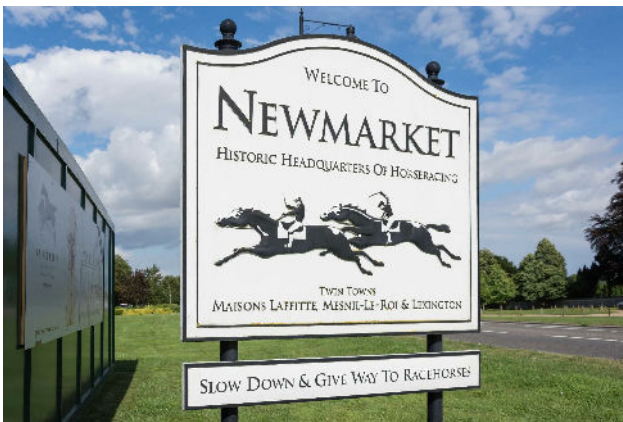
Peterhouse Drive

Newmarket
CB8 8AT

Guide Price £550,000



Godolphin House, 2 The Avenue, Newmarket, Suffolk, CB8 9AA | 01638 560221 | www.morrisarmitage.co.uk



Welcome to Newmarket, Suffolk

A town where heritage, community, and modern living come together beautifully.

Newmarket is a thriving market town celebrated worldwide as the home of British horse racing, yet it offers far more than its equestrian fame. With a welcoming atmosphere, excellent amenities, and superb transport links, it's an ideal place for families, commuters, and singles seeking a balanced lifestyle.

A town full of character and convenience

Newmarket's bustling high street blends well-known retailers with independent boutiques, artisan stores, and practical everyday conveniences. From supermarkets and pharmacies to stylish homeware shops and local services, everything you need is close at hand.

Food lovers are well catered for. The town offers a wide selection of cafés, bakeries, and coffee shops perfect for relaxed mornings or remote working. Restaurants range from cosy gastropubs and traditional British dining to international cuisine, giving residents plenty of choice for evenings out.

A standout local gem, the Bedford Lodge Hotel & Spa provides luxury right on your doorstep. Whether enjoying fine dining, a weekend staycation, or a rejuvenating spa day, it's a serene retreat that adds a touch of indulgence to life in Newmarket.

A hub for leisure & lifestyle

Newmarket is synonymous with racing heritage. Residents can enjoy race days at the Rowley Mile and July Course, explore the National Horse Racing Museum, or simply appreciate the unique charm of watching thoroughbreds train on the gallops at sunrise.

The town offers beautiful parks, walking routes, and easy access to the surrounding Suffolk countryside—perfect for families, dog owners, and anyone who enjoys an active lifestyle.

A place to feel at home

With its blend of heritage charm, modern amenities, strong community spirit, and excellent connectivity, Newmarket offers an exceptional quality of life. It's a town where families grow, professionals thrive, and newcomers quickly feel at home.



Peterhouse Drive, Newmarket, Suffolk CB8 8AT

A beautifully presented detached bungalow, ideally positioned within one of Newmarket's most sought-after developments and enjoying attractive open views to the front across a green field setting.

Thoughtfully updated and enhanced by the current owner, this impressive home has undergone a comprehensive programme of improvements in recent years, with excellent attention to detail throughout. The well-planned accommodation comprises an inviting entrance hall, a spacious sitting room, a bright conservatory, a stylish refitted kitchen/breakfast room, utility room, four bedrooms, and a modern refitted family bathroom with separate WC.

Further benefits include a recently installed heating system and solar panels helping to improve energy efficiency and reduce running costs. Energy certificate (A)

Outside, the property boasts a delightful fully enclosed south-facing rear garden, ideal for relaxing or entertaining, together with a versatile outbuilding/studio offering excellent additional space for home working, hobbies, or storage.

Entrance Hallway

Generous size entrance hallway, storage cupboard, large cupboard housing boiler, door leading to inner hallway, access and door leading to:

Integral Garage

17'3" x 10'7"

With up and over style door, power and lighting, window to side.

Inner Hallway

With three built-in storage cupboards, airing cupboard, access and door leading through to:

Shower Room

Shower cubicle, low level WC, pedestal wash hand basin. Floor to ceiling cupboard giving space for washing machine and tumble dryer. Window to side aspect, door leading in to garage.

Sitting Room

15'5" x 13'8"

With radiator, sliding double doors leading through to:

Conservatory

9'4" x 8'7"

With part panelled plinth wall, side doors leading to decking area in rear garden.

Kitchen/Breakfast Room

17'7" x 7'10"

Fitted with a range of eye level and base storage units with working top surfaces over, sink with mixer tap over, tiled splashbacks, two built-in electric ovens, integrated hob with extractor over, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, integrated wine cooler, mono-pitch vaulted ceiling with exposed timber detail, triple high level windows to the side aspect and window to front aspect.

Master Bedroom

12'11" x 12'0"

With double built-in wardrobe, radiator, double glazed window to the rear aspect.

Bedroom 2

16'0" x 8'2"

With double glazed window to the rear aspect, radiator

Bedroom 3

11'1" x 7'2"

With double glazed window to the front aspect, built-in cupboard and shelving, radiator.

Bedroom 4

11'5" x 6'10"

With radiator, double glazed window to the front aspect.

Bathroom

Cloakroom

Comprising low level WC, pedestal wash hand basin, tiled flooring, radiator, double glazed window to the side aspect.

Outside – Front

Extensive block paved driveway providing off road parking for several vehicles, gated side access leading to covered porch area and the rear of the property.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a variety of plants and shrubs, decking area with ample room for table and chairs and steps down leading to lawn. Detached studio.

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 15 miles from Bury St Edmunds, and roughly 40 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.

Property Information

EPC - A

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 105 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump and Solar panels with batteries

Broadband Connected - TBC

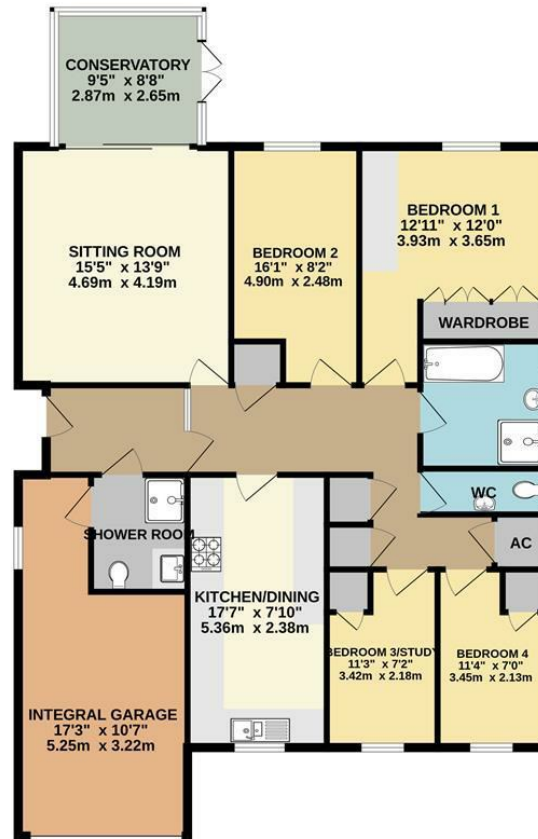
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Agents Note

The sellers have confirmed that the electric running costs of the property is averaging under £100 per month due to the solar panels.

GROUND FLOOR



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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