



Queen Street, Newmarket CB8 8EX

Guide Price £395,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Queen Street, Newmarket CB8 8EX

A charming semi-detached part flint cottage nestling in the heart of this famous racing town and in walking distance of a superb mix of restaurants, the high street and Newmarket railway station.

Oozing with character and period features, this unique home offers surprisingly spacious accommodation arranged over a number of floors and boasts accommodation to include entrance hall, living room, study/snug, kitchen/dining room, cellar, three good size bedrooms and family bathroom. Benefiting from gas heating and double glazing.

Externally, the property offers a delightful fully enclosed rear garden providing a good degree of privacy and detached garage.

Entrance Hall

With opening to snug/study and cloakroom.
Window to the side aspect.

Kitchen/Dining Room

14'3" x 12'1"
Contemporary Shaker style kitchen with a range of matching eye and base level cupboards with oak worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for large range style cooker with stainless steel extractor above. Integrated dishwasher. Space for American style fridge/freezer. Attractively tiled splashbacks. Karndean wood flooring. Radiator. Half glazed doors leading to snug/study and rear garden. Window to front aspect.

Snug/Study

14'3" x 9'2"
Charming room with dual aspect windows. Exposed beams to ceiling. Built-in storage cupboard. Feature alcove with built-in storage cupboard. Door and steps leading to stairs to first floor and cellar. Radiator. Doors leading to kitchen/dining room and living room.

Living Room

14'1" x 12'7"
Well presented room with feature inset fireplace with full length wooden mantel above and exposed brick hearth. Exposed ceiling beams. Window to the front aspect. Built-in shelving. Radiator. Door to snug/study.

Cellar

12'6" x 10'2"
With built-in storage cupboard. Worktop area. Stairs leading to snug/study and lean to. Windows to the rear aspect.

Rear Porch

With door leading to stairs to cellar.

Cloakroom

White low level W.C. Obscured window to the front aspect. Door to entrance hall.

1st Floor Landing

Bedroom 1

14'5" x 12'11"
Spacious bedroom with built-in wardrobes and storage cupboard. Radiator. Window to the front aspect. Door to landing.

Bedroom 3

12'4" x 10'10"
Spacious bedroom with window to the rear aspect. Radiator. Step and door leading to landing.

2nd Floor Landing

With curved stairs leading to bedroom 2. Built-in storage cupboard. Door to bathroom. Spiral stairs leading to first floor.

Bedroom 2

14'9" x 8'9"
Spacious bedroom with sloped ceiling. Dual velux windows. Window to the front aspect.

Bathroom

Contemporary, generous bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under, panelled bath with mixer tap over and walk-in shower. Ladder radiator. Attractively tiled. Window to the rear aspect. Karndean wood flooring. Door to landing.

Garage

17'6" x 7'8"
With up and over door. Door leading to rear garden.

Outside - Front

Gravelled beds with a variety of established planting. Paved area and pathway leading to front door. Access gates to the front and rear garden. Access to garage.

Outside - Rear

Wrap around patio with doors leading to kitchen/dining room and rear porch, seating area with raised bed planting. Step up to patio seating area. Well maintained lawned area with a charming variety of established planting and shrubs.

PROPERTY INFORMATION

EPC -
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 -
Parking – Garage
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

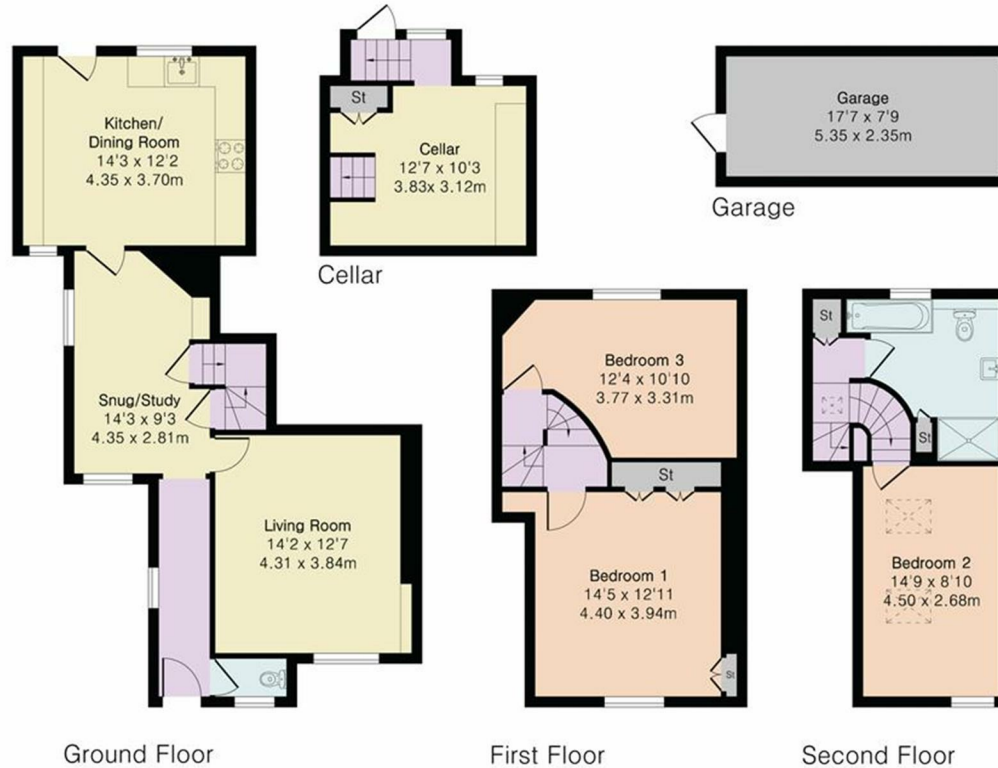
Location

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 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.

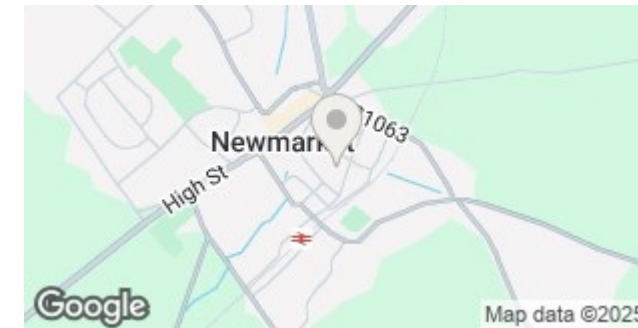


**Approximate Gross Internal Area 1324 sq ft - 123 sq m
(Excluding Garage)**

Cellar Area 148 sq ft – 14 sq m
Ground Floor Area 562 sq ft – 52 sq m
First Floor Area 357 sq ft – 33 sq m
Second Floor Area 257 sq ft – 24 sq m
Garage Area 135 sq ft – 13 sq m



- Charming Semi-Detached Cottage
- Contemporary Kitchen/Dining Room
- Well Presented Living Room
- Snug/Study
- Three Generous Bedrooms
- Contemporary Bathroom
- Cellar
- Split Level Accommodation Over Three Floors
- Charming Rear Garden
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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

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.



