



**Paget Place, Newmarket, CB8 7DR**

**Guide Price £450,000**

## 9 Paget Place, Newmarket, CB8 7DR

A modern and detached family home standing within this sought after development and located on the fringes of the town centre.

Rather deceptive and offering extensive accommodation arranged over two floors, this property boasts spacious entrance hall, living room, impressive kitchen/dining room, four bedrooms ( master bedroom with dressing area and ensuite ) and a family bathroom.

Externally the property offers integral garage, off road parking and a delightful fully enclosed rear garden with extensive patio area.

### Entrance Hall

Spiral staircase rising to first floor. Opening to living room. Wood flooring. Doors leading to all ground floor bedrooms, family bathroom, storage cupboard and kitchen/diner. Radiator.

### Kitchen/Dining Room 22'3" x 11'4" (6.79m x 3.46m)

Modern kitchen fitted with a range of eye and base level cupboards with marble effect worktops over with splash back throughout. Space for double oven. Space for upright double fridge/freezer. Tiled flooring. Stainless steel sink and drainer with tap over. Window to the rear aspect. Bifold doors leading to rear garden. Stable door leading to the side. Door leading to entrance hall. Two radiators.

### Living Room 19'2" x 12'1" (5.85m x 3.69m)

Spacious living room with wood flooring. Fireplace with mantle over and hearth surrounding. Dual windows to the front aspect. Radiator. Opening to entrance hall.

### Bedroom 1 12'4" x 8'5" (3.76m x 2.58m)

With window to the front aspect. Radiator. Door leading to entrance hall.

### Bedroom 2 12'4" x 8'4" (3.76m x 2.55m)

With window to the side aspect. Radiator. Door leading to the entrance hall.

### Bedroom 3 12'4" x 8'7" (3.76m x 2.62m)

With window to the rear aspect. Radiator. Door leading to the entrance hall.

### Family Bathroom 7'0" x 5'4" (2.14m x 1.63m)

White suite comprising of low level WC, pedestal hand basin, bath with shower over. Tiled throughout. Heated radiator/towel rail. Obscured window to the rear aspect. Door leading to entrance hall.

### Master Bedroom 41'7" x 14'3" (12.70m x 4.35m)

A spacious double bedroom with designated dressing room area. Low level double storage cupboard. Featuring two large velux windows. Two radiators.

### En-Suite 10'4" x 7'2" (3.16m x 2.19m)

With WC, wall mounted hand basin with storage under, bath with shower over. Tiled to wet areas. LVT flooring. Large velux window. Low level double storage cupboard. Heated towel rail/radiator.

### Garage

With up and over door. Pedestrian double doors leading to the side of the property.

### Outside - Front

Graveled front and shrub borders. Concrete path leading to front door. Hard standing driveway with off road parking, leading to garage. Access gate to the side of the property.

### Outside - Rear

Enclosed rear garden with concrete pathway bordering a well maintained lawn, bordered with a variety of established flower, shrub and tree planting. Graveled seating area. Summer house to the rear.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E - West Suffolk

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 158 SQM

Parking – Garage & driveway

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 good on all networks

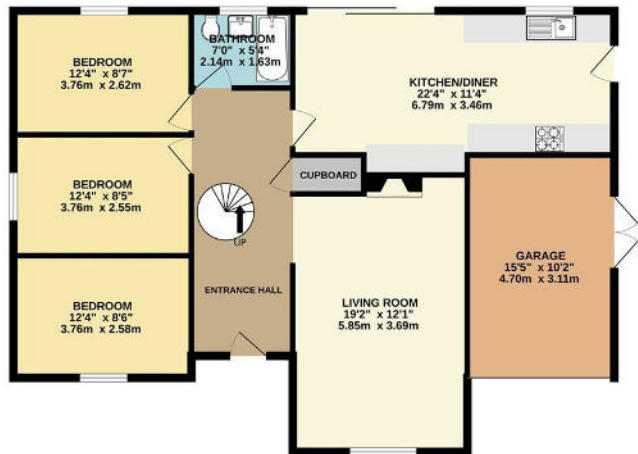
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

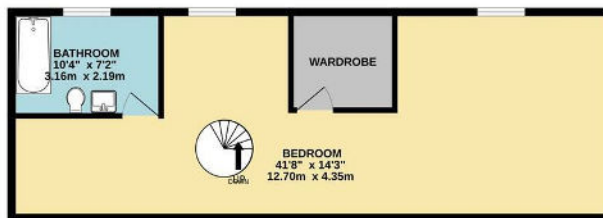
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



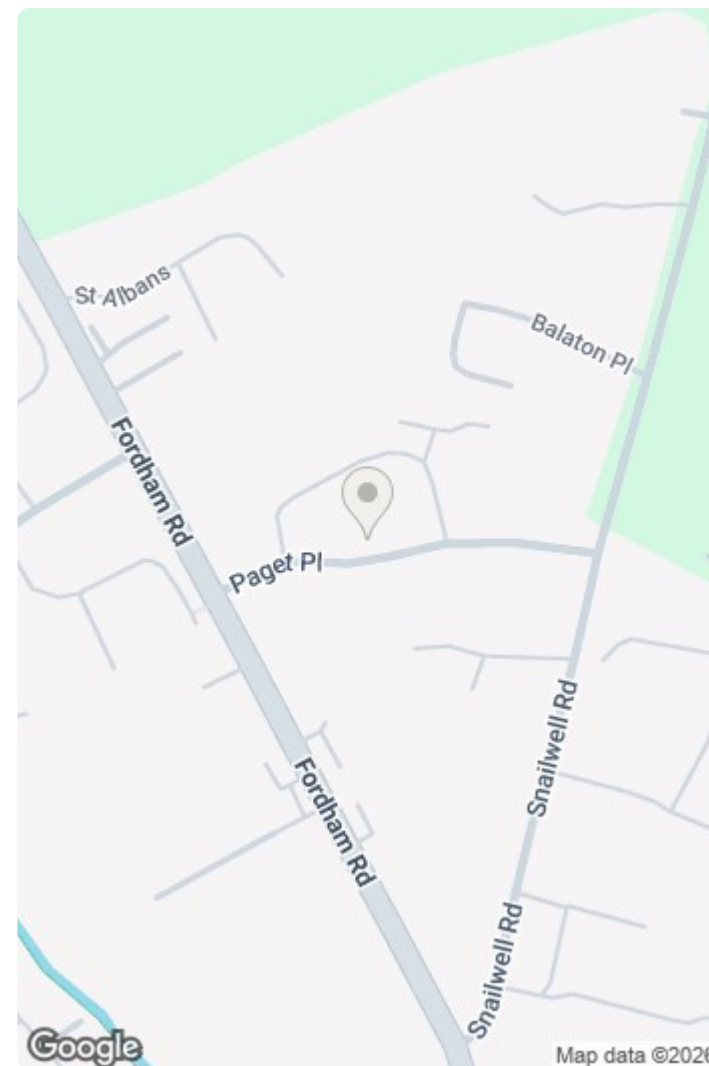
1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



9 PAGET PLACE

TOTAL FLOOR AREA : 1700 sq.ft. (158.0 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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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |        |
|---|-------------------------|--|---|-------------------------|--------|
| Very energy efficient - lower running costs | Current                 | Target   | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Target |
| A   |                         |  | A   |                         |        |
| B   |                         |  | B   |                         |        |
| C   |                         |  | C   |                         |        |
| D   |                         |  | D   |                         |        |
| E   |                         |  | E   |                         |        |
| F   |                         |  | F   |                         |        |
| G   |                         |  | G   |                         |        |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |        |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   | EU Directive 2002/91/EC |        |

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