



Melrose Gardens, Newmarket CB8 0EW

Guide Price £325,000

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An established semi-detached family home standing towards the end of a no-through road and set on the fringes of the town centre.

Cleverly extended, the current owner has recently rewired the house and the property benefits from spacious entrance hall, living room, appealing open plan kitchen/dining/family room, three bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden, driveway providing parking and a detached garage.

Entrance Hall

With doors leading to kitchen/dining room and sitting room. Panelled heater. Stairs leading to first floor. Wood flooring.

Kitchen/Dining Room 20'11" x 16'0" max (6.39m x 4.88m max)

Extensive kitchen/dining room with dual aspect windows. Range of fitted cupboards with worktop over. Central worktop area that incorporates breakfast bar seating. Stainless steel sink and drainer. Space and connection for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Built-in pantry cupboard. Glazed door to entrance hall. Half glazed door to rear garden.

Sitting Room 16'0" x 11'6" (4.88m x 3.52m)

Spacious sitting room with attractive fireplace alcove feature. Wooden flooring. Panelled heater. Large window to the front aspect. Door to entrance hall.

Landing

With doors to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Bedroom 1 16'0" x 9'4" (4.88m x 2.86m)

Generous double bedroom with large window to the rear aspect. Panelled heater. Door to landing.

Bedroom 2 9'9" x 8'3" (2.99m x 2.52m)

Well proportioned room with window to the front aspect. Panelled heater. Door to landing.

Bedroom 3 8'3" x 6'0" (2.52m x 1.83m)

Bedroom with window to the front aspect. Door to landing.

Bathroom 6'8" x 6'0" (2.05m x 1.83m)

Modern white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap over and built-in storage and counter top and panelled bath with mixer tap and shower attachment over. Obscured window. LVT wood flooring. Panelled heater. Door to landing.

Garage 20'8" x 8'8" (6.30m x 2.66m)

Outside - Front

Hardstanding driveway leading to garage and front door. Lawned area with some established planting.

Outside - Rear

Mainly laid to lawn with planted borders. Patio seating areas. Doors leading to kitchen/dining room, outbuilding and garage.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Panelled Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

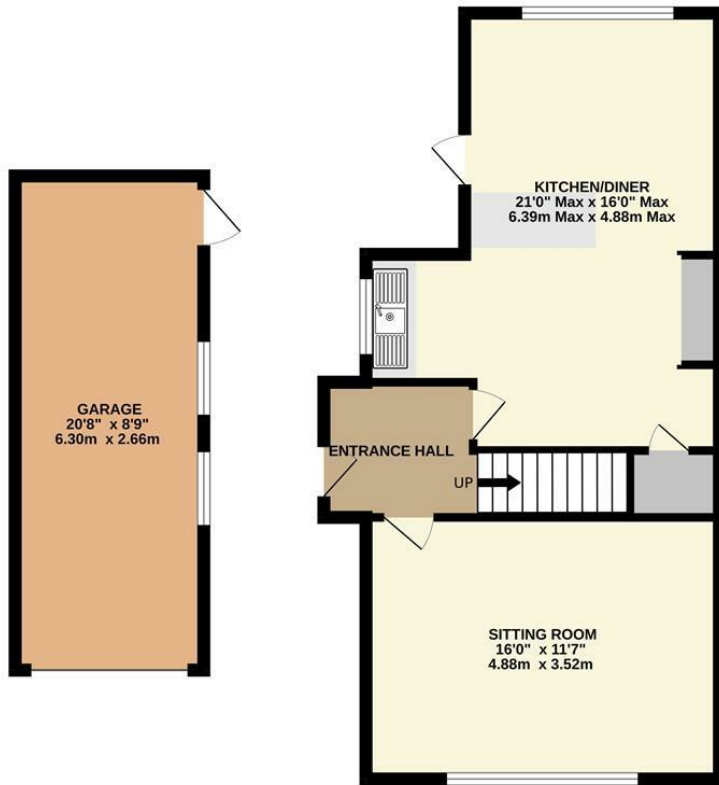
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

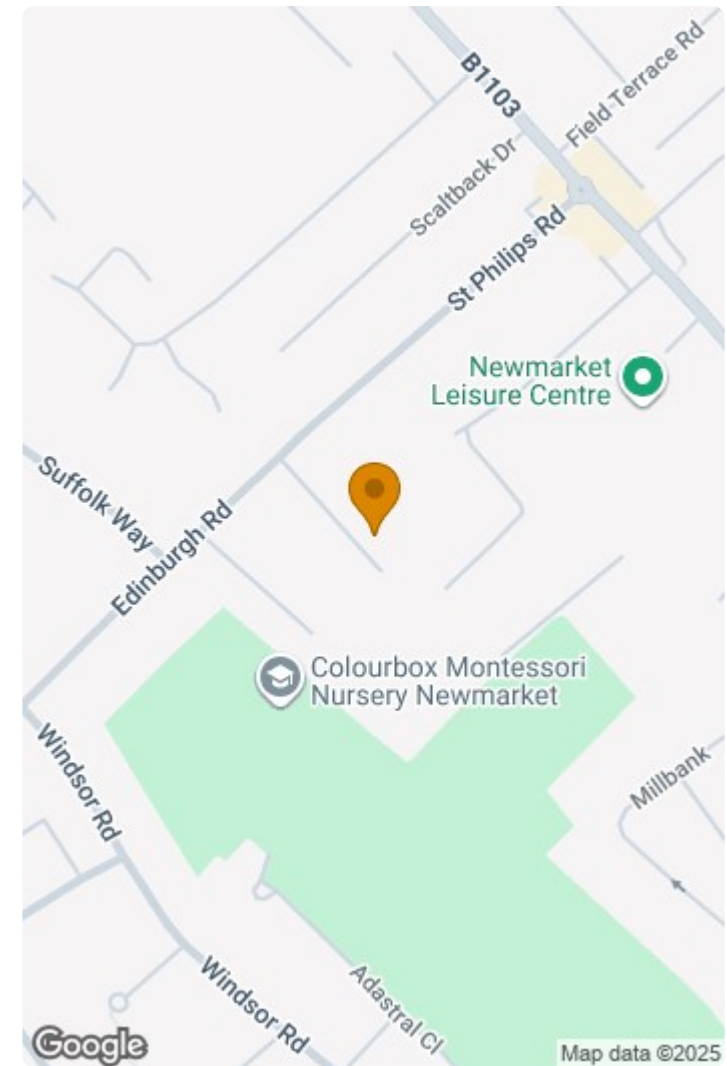
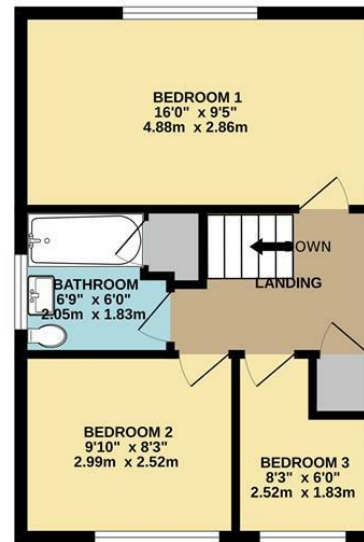
Location

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.

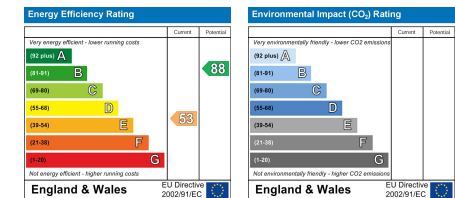
GROUND FLOOR



1ST 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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