



**Duchess Drive, Newmarket CB8 8AJ**

**Guide Price £510,000**



**Morris Armitage**

**01638 560221**

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Duchess Drive, Newmarket CB8 8AJ

A stunning detached bungalow in a highly regarded location in the popular town of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The accommodation is spacious throughout and includes a living room, kitchen/breakfast room, dining room/bedroom four, three further bedrooms with ensuite to master and a family bathroom.

Outside the large rear garden is well established with various plant and shrub borders, two patios and a delightful summerhouse. The front is shingled and provides off road parking for several cars and is set behind a low level wall.

Viewing is highly recommended.

### Entrance Porch

With doors leading the entrance hall and front driveway.

### Entrance Hall

With doors leading to all rooms. Radiator.

### Kitchen 15'3" x 10'9" (4.65m x 3.30m)

Fitted kitchen with a range of attractive eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Range cooker with stainless steel splashback and extractor above. Integrated microwave. Integrated washing machine and dishwasher. Space for fridge/freezer. Tiled flooring. Window to the rear aspect. Doors leading to the entrance hall and rear garden.

### Sitting Room 15'3" x 11'1" (4.65m x 3.40m)

Spacious living room with wooden flooring. French doors leading to the rear garden. Window to the side aspect. Radiators. Door leading to the entrance hall.

### Dining Room/Study/Bedroom 4 12'1" x 7'6" (3.69m x 2.29m)

Well proportioned room with window to the side aspect. Radiator. Door to entrance hall.

### Master Bedroom 12'1" x 12'0" (3.69m x 3.67m)

Double bedroom with window to the side aspect. Radiator. Doors leading to the en suite and entrance hall.

### En Suite

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and walk-in shower. Ladder radiator. Door to Master bedroom.

### Bedroom 2 12'1" x 10'11" (3.69m x 3.35m)

Double bedroom with window to the front aspect. Radiator. Door to entrance hall.

### Bedroom 3 11'1" x 9'0" (3.39m x 2.75m)

Well proportioned bedroom with bay window to the front aspect. Radiator. Door to entrance hall.

### Bathroom

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath with wall mounted shower above. Attractively tiled. Ladder radiator. Dual obscured windows. Door to entrance hall.

### Outside - Front

Expansive gravel driveway providing ample off road parking. A planted bed with a variety of planting. Access gate to the rear garden.

### Outside - Rear

Patio area to the rear of the house with French doors

leading to the sitting room and door leading to the kitchen. Mainly laid to lawn with a charming variety of established planting. Further raised patio area at the rear with a delightful summer house. Access gate to the front.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Currently BT

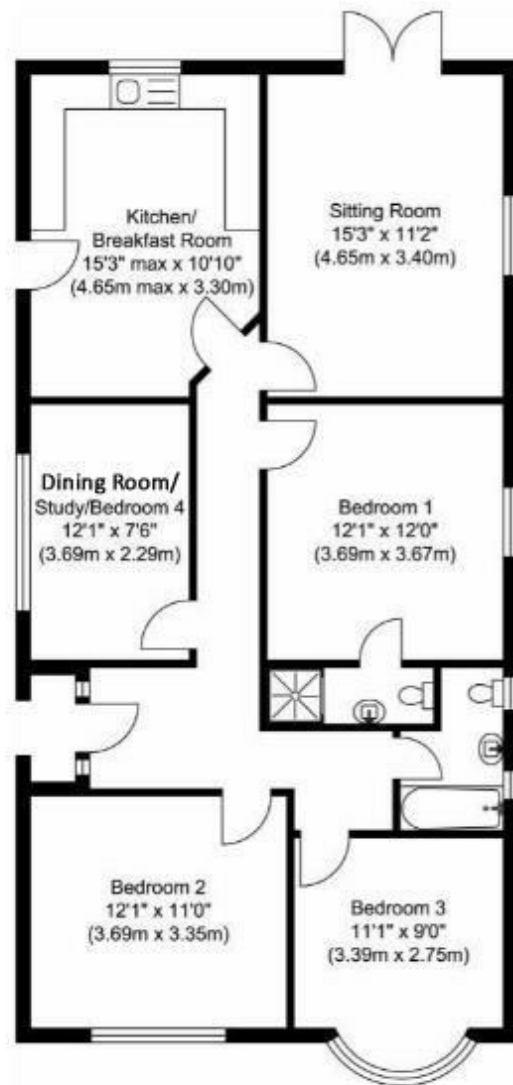
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

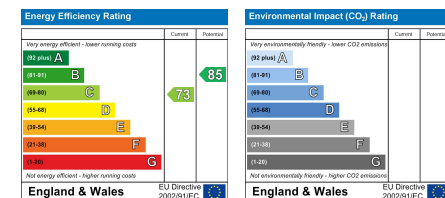
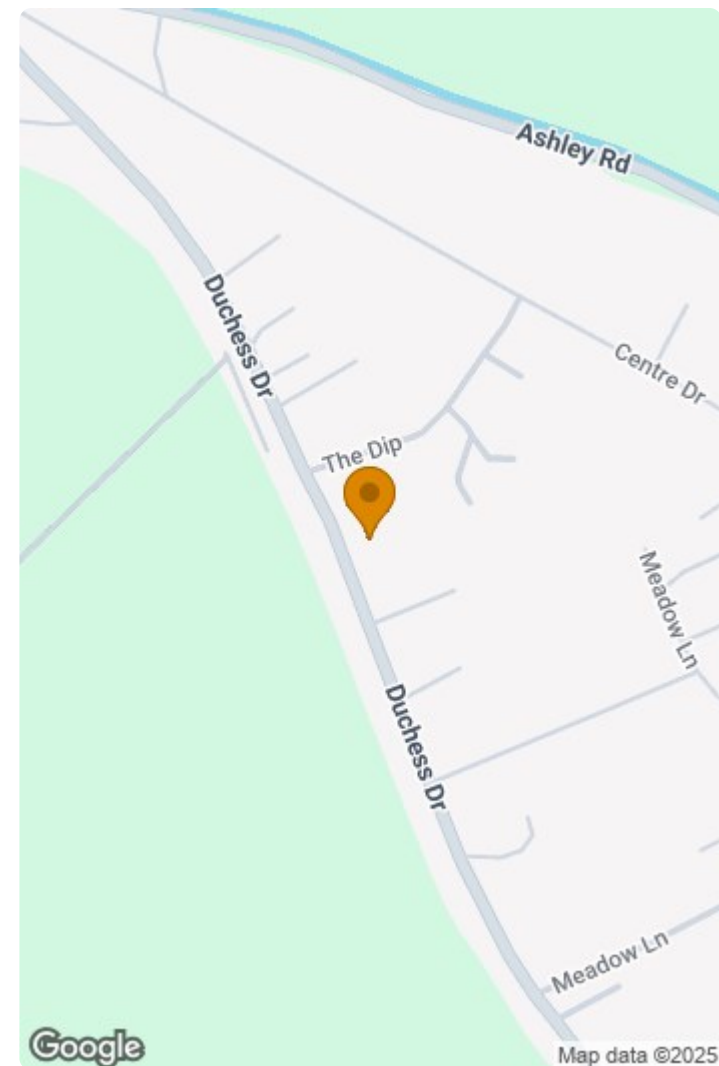
### Location

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.



**Total Gross Internal Area  
Approximate Floor Area  
997.06 sq. ft.  
(92.63 sq. m)**

Reliability: observed size does not include the thickness of the floor slab, suspended floor, measurement of space, window, chimney and other items not specified



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