



**Valley Way, Newmarket, Suffolk CB8 0QQ**

**Offers Over £289,000**

**MA**  
Morris Armitage

01638 560221

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

## Valley Way, Newmarket, Suffolk CB8 0QQ Valley Way

**An exceptional modern home with spacious accommodation throughout close to the High Street in 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 property offers a fully fitted kitchen/breakfast room, generous living room/diner, WC, two double bedrooms and a bathroom. Externally, there is an enclosed rear garden that leads out to a driveway with two allocated spaces and an EV charging point.**

**Great first time/investment purchase that must be seen to be appreciated.**

### Entrance Hall

With doors leading to kitchen, living/dining room and cloakroom. Radiator.

### Kitchen

12'10" x 9'1"

Stunning contemporary kitchen with a range of fitted eye and base level cupboards with granite worktop over with incorporated breakfast bar seating. Ceramic sink and drainer with mixer tap over. Integrated over with inset electric hob and stainless steel extractor over. Integrated fridge/freezer, dishwasher and washing machine. Attractively tiled splashbacks. Tiled flooring. Dual aspect windows. Door leading to entrance hall.

### Living/Dining Room

16'8" x 14'11"

Beautifully presented living/dining room with bay window to the front aspect. French doors leading to the rear garden. LVT wood flooring. Dual radiators. Stairs leading to first floor with storage cupboard beneath. Door to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Tiled splashbacks. Tiled flooring. Radiator. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Stairs leading to ground floor.

### Bedroom 1

12'11" x 12'10"

Spacious, well presented bedroom with dual aspect

windows. Built-in storage cupboard. Radiator. Door to landing.

### Bedroom 2

12'10" x 9'1"

Double bedroom with dual aspect windows. Radiator. Door to landing.

### Bathroom

8'9" x 5'6"

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Obscured window. Radiator. Door to landing.

### Outside - Front

Planted beds with mature shrubs. Pathway leading to front door with storm porch over.

### Outside - Rear

Patio area with French doors leading to the living/dining room. Lawned area. Pathway leading to the rear with an access gate that leads to a driveway that provides off road parking for two cars and has an EV charging point.

### PROPERTY INFORMATION

Maintenance Fee - approx. £350 annual fee for communal areas

EPC - B

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 - 71 SQM

Parking – Allocated parking, EV charging point

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas (separate floor thermostats)

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

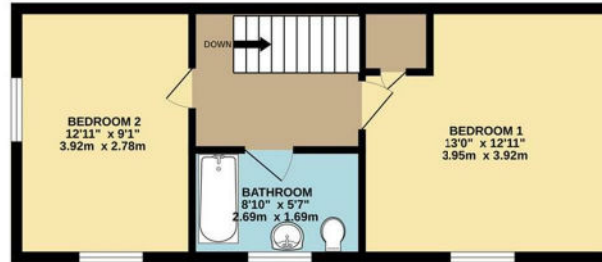
### Location

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 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.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



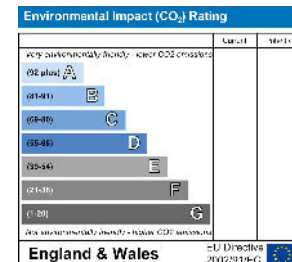
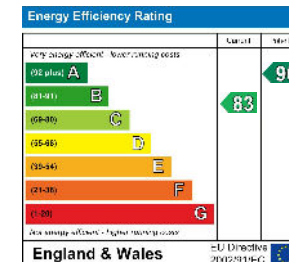
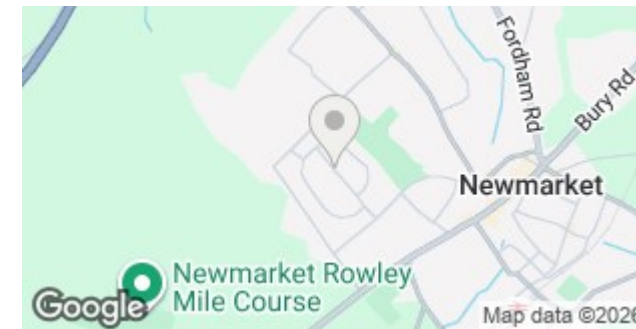
1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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- Semi-Detached House
- Well Presented Throughout
- Contemporary Kitchen
- Beautiful Living/Dining Room
- Two Double Bedrooms
- Contemporary Bathroom
- Enclosed Rear Garden
- Allocated Parking, EV Charging Point
- Viewing Highly Recommended



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 from 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.



