



**Princess Way,  
Newmarket, CB8 0NX  
£675,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Princess Way, Newmarket, CB8 0NX

A remarkably improved and almost new detached family home standing within this established residential area and enjoying sizeable rear and side gardens.

Hugely extended and greatly enhanced, this property boasts accommodation to include a fabulous open plan kitchen/family room measuring almost 30ft in length, sitting room/bedroom five, four principal bedrooms (two en-suite) and a family bathroom.

Superb family home offered for sale with the distinct advantage of no onward chain.

Viewing is essential.

## Entrance Hall

## Kitchen/Dining Room

Built in storage.

29'0" x 19'8"

Fitted with a range of eye and base level units with worktop over. Resin sink with gold mixer tap over. Integrated oven, hob and microwave with space for white goods. Velux windows, Windows to side and rear aspect. Bi-fold doors to rear aspect.

## Bathroom

Suite comprising of a tiled bath, walk in shower, WC and vanity sink unit. Window to side aspect.

## Bedroom 1

18'8" x 10'7"

Velux window, window to rear aspect with a door leading to ensuite.

## Ensuite

Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

## Bedroom 2

18'8" x 15'0"

Velux windows with window to rear aspect. Door leading to ensuite.

## Ensuite

Suite comprising of a shower unit, WC and a vanity sink unit. Window to rear aspect.

## Bedroom 3

13'6" x 11'9"

Window to front aspect.

## Bedroom 4

11'10" x 10'4"

Window to front aspect.

## Bedroom 5

12'1" x 10'6"

Window to side aspect.

## Garage

18'8" x 8'11"

Single garage with up and over door, EV charging point located to the right.

## Outside Front

Low maintenance gravelled drive providing parking for multiple cars. Fencing surrounding property.

## Outside Rear

Fully enclosed mainly laid to lawn with patioed area.

## Property Details

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 171 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas fired heating

Broadband Connected - the 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.



**Approximate Gross Internal Area 1842 sq ft - 171 sq m  
(Excluding Garage)**

Ground Floor Area 1301 sq ft – 121 sq m

First Floor Area 541 sq ft – 50 sq m

Garage Area 168 sq ft – 16 sq m



Ground Floor

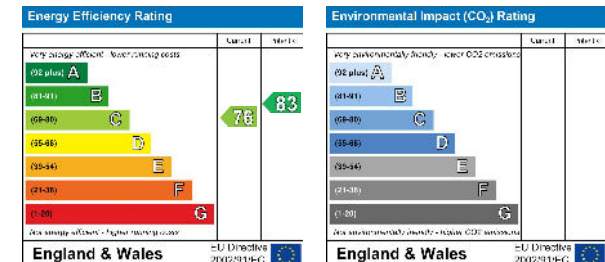


First Floor

- **Detached Family Home**
- **Open Plan Kitchen/Family Room**
- **4-5 Bedrooms**
- **2 En-Suites**
- **Garage**
- **EV Charging Point**
- **NO ONWARD CHAIN**
- **Viewing Essential**



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.



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. 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.



