



**Paddocks Drive, Newmarket CB8 9BE**

**Offers Over £500,000**



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## Paddocks Drive, Newmarket CB8 9BE

**A modern and detached family home standing within this highly regarded residential area and within striking distance of the railway station and an appealing mix of restaurants.**

**Extended in more recent years, this property offers accommodation to include spacious entrance hall, sizeable living room, dining room, study, sitting room/snug, kitchen, conservatory, bathroom, four principal bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.**

**Externally, the property offers a well established mature front and rear garden and garage facilities.**

### Entrance Hall

Light entrance hall with LVT wood flooring. Opening leading to the dining room. Doors leading to the study, shower room and utility room. Stairs leading to the first floor landing.

### Kitchen

11'9" x 8'10"

Modern kitchen with a range of matching eye and base level cupboards and storage drawers with work top over. Integrated eye level oven. Inset hob with extractor above. Integrated dishwasher. Integrated fridge/freezer. Sink and drainer with mixer tap over. Dual aspect windows. Tiled flooring

### Dining Room

18'0" x 12'5"

Spacious dining room with feature fireplace with attractive tiled back plate and wooden surround with mantel. Vertical radiator. Tiled flooring. Arched openings to the kitchen and entrance hall. Doors leading to both the family room and conservatory. Internal window to the conservatory.

### Sitting Room

25'3" x 14'9"

Spacious sitting room with wooden flooring. Feature working fireplace with ornate white surround and tiled hearth. Radiators. Large window to the front aspect. Dual side aspect windows. Glazed sliding doors leading to the rear garden. Half glazed door leading to the dining room.

### Family Room

10'9" x 9'2"

Generous room with wooden flooring, offering a variety of uses. Radiator. Window to the front aspect. French doors leading to the front garden. Door leading to the dining room.

### Study

Generous study with wooden flooring. Built-in shelved storage cabinets. Window to the front aspect. Radiator. Door leading to the dining room.

### Conservatory

20'0" x 7'10"

Generous conservatory with views over the rear garden. Wooden flooring. Internal window to the dining room. Obscured internal window to shower room. Glazed doors leading to both the dining room and rear garden.

### Shower Room

Modern white suite comprising low level W.C., inset hand basin with wooden counter worktop, built-in storage under and generous shower cubicle. Attractively tiled to wet areas. LVT wood flooring. Ladder radiator. Obscured internal window.

### Utility Room

With window to the side aspect. Door to the dining room.

### Landing

Galleried landing with doors leading to all bedrooms and bathroom. Velux windows. Stairs leading to the entrance hall.

### Bedroom 1

11'1" x 9'10"

Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

### Bedroom 2

12'5" x 7'10"

Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

### Bedroom 3

10'9" x 9'2"

Generous bedroom with window to the front aspect. Radiator. Door leading to the landing.

### Bedroom 4

10'9" x 9'2"

Generous bedroom with built-in wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

### Bathroom

Modern white suite comprising low level W.C., oval hand basin with mixer tap over and built-in storage under, free standing claw and ball bath with mixer tap and shower attachment over. Attractive part panelled walls. Obscured window. Tiled flooring. Airing cupboard. Door leading to the landing.

### Garage

En bloc with up and over door. Access gate to the rear garden.

### Outside - Front

Accessed via double wooden gates, central gravelled path leading to the front door. Lawned areas either side with a charming variety of tree and shrub planting.

### Outside - Rear

Lawned areas with a variety of shrub and tree planting. Block paved patio area to the rear of the house with sliding doors leading to the sitting room and door to the conservatory. Stepped pathway leading to the rear of the garden and access gate. Outbuilding, providing a variety of potential uses.

### 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 - 187 SQM

Parking – En bloc Garage and Hard Standing Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

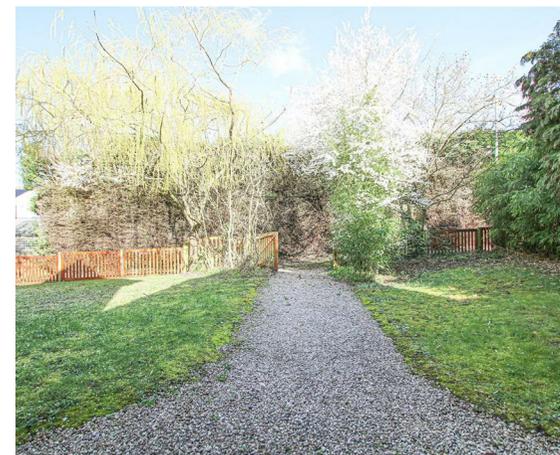
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Mobile Signal/Coverage – Ofcom advise likely on all networks

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

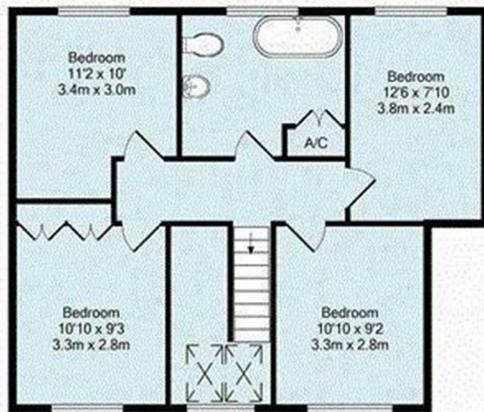
### Location

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.





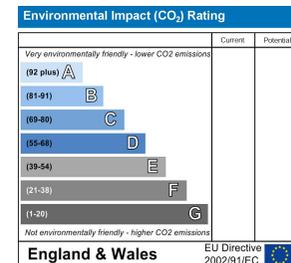
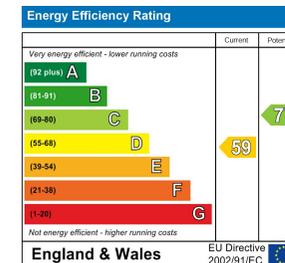
GROUND FLOOR  
APPROX. FLOOR  
AREA 1232 SQ. FT.  
(114.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 616 SQ. FT.  
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1847 SQ. FT. (171.6 SQ.M.)  
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- Substantial Detached House
- Modern Kitchen
- Spacious Reception Rooms
- Conservatory
- Ground Floor Shower Room
- Four Generous Bedrooms
- Family Bathroom
- Charming Gardens
- Garage
- 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. 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.



