



**69 Croft Road**  
**Newmarket, CB8 0AQ**  
**Guide Price £250,000**

## 69 Croft Road, Newmarket, CB8 0AQ

A superbly updated and greatly improved cottage nestling on the edge of the town and enjoying long gardens and useful outbuilding.

Cleverly planned, the property enjoys accommodation to include entrance porch, open plan living space, two good size bedrooms and bathroom.

Externally the property offers a lovely and long rear garden with outbuilding.

### Entrance Hallway

With staircase rising to the first floor, radiator, and door through to the:

### Living/Kitchen/Dining Room 14'1" (max) x 20'11" (4.3m (max) x 6.4m)

Open plan living space with recently refitted modern kitchen with a range of matching eye and base level storage units with work top surfaces over. Inset sink with mixer tap over. Intergrated oven, with separate hob. Integrated fridge/freezer, intergrated washing machine. Understairs storage cupboard. Window to rear aspect. Stable door leading to rear garden.

### First Floor Landing

Doors to both bedrooms and bathroom

### Bedroom 1 11'1" x 10'5" (3.4m x 3.2m)

With window to front aspect. Radiator

### Bedroom 2 9'10" x 6'10" (3.0m x 2.1m)

With window to rear aspect. Radiator.

### Bathroom

Suite comprising of bath with shower over, concealed cistern low level WC,

vanity unit with sink over. Heated towel rail. Obscured window to rear aspect.

### Outside - Front

Enclosed front garden laid with shingle stone with gated access.

### Outside Rear

Fully enclosed rear garden predominantly laid to lawn with raised patio/seating area, substantial outside studio/office facilities with power and lighting connected, further storage shed, external storage area, gated side access, outside lighting.

### 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.

### Property Information

EPC - C

Tenure - Freehold

Council Tax Band - B

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 57 SQM

Parking - On Street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

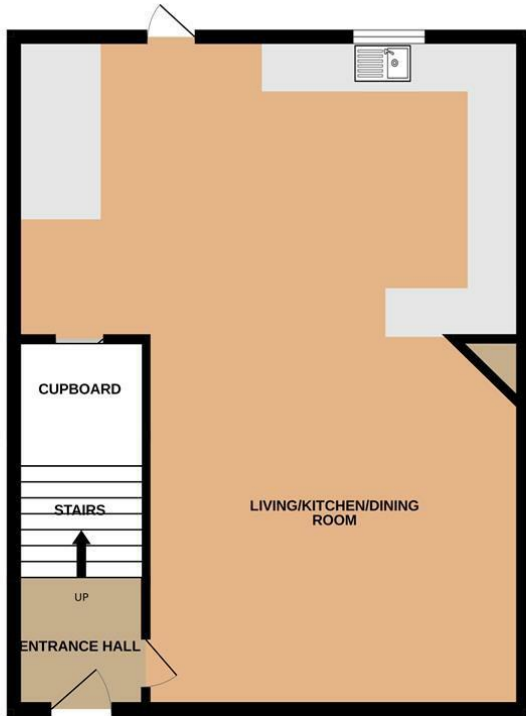
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

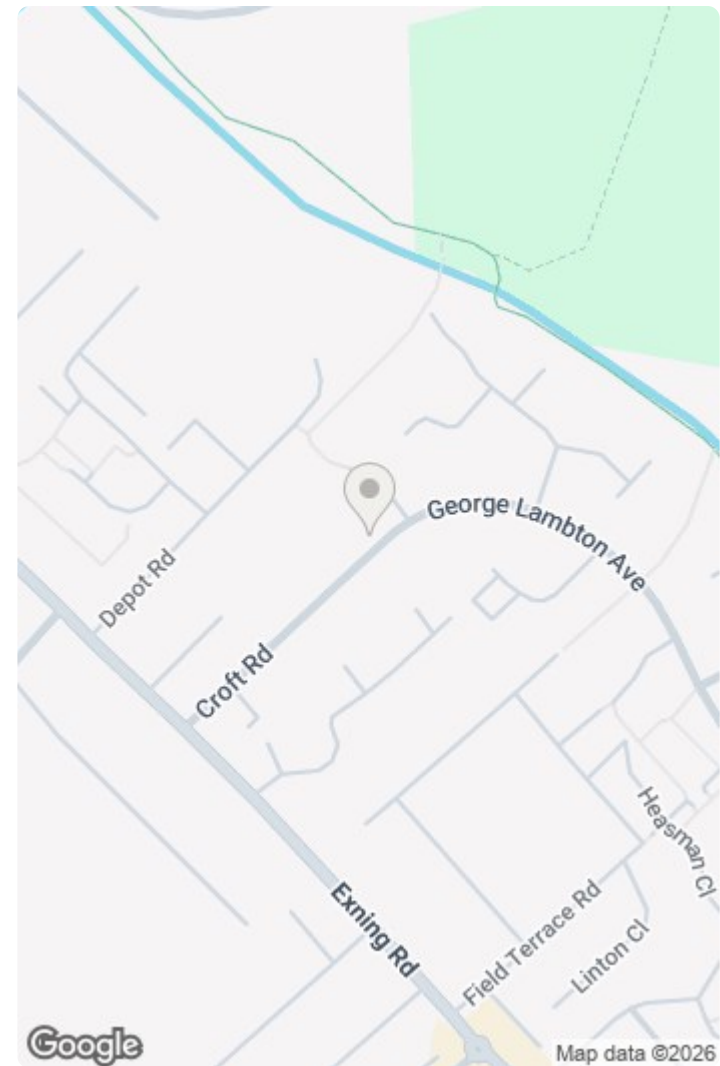
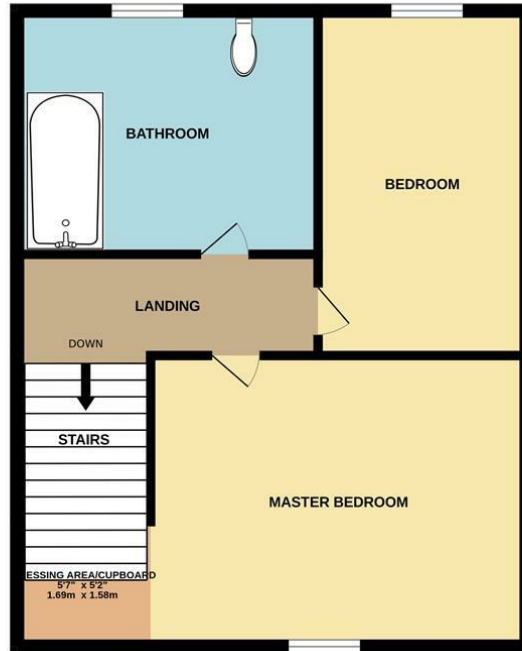
Rights of Way, Easements, Covenants - None that the vendor is aware of



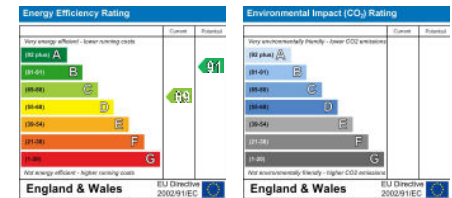
GROUND FLOOR



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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