



Mill Reef, Newmarket, CB8 7FB

Offers In Excess Of £725,000

MA

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Mill Reef, Newmarket CBS 7FB

A stunning detached home which has been finished to a high standard and built in 2008 as part of an exclusive gated development of just five luxury houses set within walking distance of the town centre and all amenities.

Boasting generous size accommodation comprising an entrance hall, living room, sitting room, spacious kitchen/dining room, utility, sun room, cloakroom, four generous size bedrooms (two with en-suite bathrooms) and a contemporary family bathroom. Planning permission has been granted to build over the garage which would potentially allow for a fifth bedroom.

Externally, the property is accessed via secure electric iron gates leading to a block paved driveway and garage. Also benefitting from a South-East facing rear garden with extensive patio area and views over surrounding countryside.

Situated in Suffolk, Newmarket is internationally celebrated as the historic "Headquarters of Horseracing", a global centre for thoroughbred breeding, training and equine medicine. Dating back to the early 13th century, this vibrant market town blends striking historic architecture with a lively High Street, interwoven with the town's iconic horse walks that link the surrounding training grounds.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall

Spacious entrance hall with tiled flooring. Underfloor heating. Double glazed doors to kitchen/dining room, double doors to sitting room, doors leading to storage cupboards, snug and cloakroom. Stairs to first floor.

Kitchen/Dining Room 24'1" x 10'9" (7.35m x 3.28m)

Contemporary kitchen with a range of eye and base level cupboards with composite work top over. Inset ceramic sink with mixer tap over. Integrated Siemens double oven and microwave. Inset electric hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Spacious dining area. Tiled flooring. Underfloor heating. Glazed double doors, with windows either side to entrance hall. Door to utility room. Internal window overlooking sun room. Window overlooking front aspect.

Office/Utility Room

Office/Utility room with built-in cupboards with a composite work top. Tiled flooring. Underfloor heating. Internal window overlooking sun room. Doors to kitchen/dining room, sun room and garage.

Sitting Room 25'8" x 18'0" (7.83m x 5.49m)

Spacious, bright sitting room with wooden flooring. Contemporary, inset wall mounted fireplace. Dual windows overlooking rear garden. French doors leading to rear garden patio area. Door to entrance hall.

Sun Room 15'7" x 12'5" (4.75m x 3.79m)

Contemporary sun room with vaulted ceiling skylight and bi-folding doors leading to rear garden. Contemporary wall mounted vertical

radiators. Internal windows to office/utility room and kitchen/dining room. Door to office/utility room.

Cloakroom

Contemporary white suite comprising low level W.C. and wall mounted hand basin with mixer tap over. Door to entrance hall.

Sitting Room 13'3" x 11'8" (4.04m x 3.58m)

Bright, well presented sitting room with wooden flooring. Window overlooking front aspect. Door to entrance hall.

Landing

Expansive landing with doors leading to all bedrooms and bathroom. Door to hot water tank cupboard. Vertical window overlooking side aspect. Stairs to first floor.

Bedroom 1 16'2" x 15'3" (4.95m x 4.66m)

Contemporary, spacious double bedroom with double doors leading to balcony overlooking rear garden and views beyond. Window overlooking rear garden. Bespoke built-in wardrobes. Double doors to en suite and landing.

En Suite

Contemporary en suite with white suite comprising low level W.C. with concealed cistern, double wall mounted hand basins with mixer taps over and storage drawers under, panelled bath with mixer tap over and shower attachment and generous walk-in shower with glass screen surround and wall mounted shower. Ladder style radiator. Attractively tiled throughout. Door to bedroom 1. Obscured window.

Bedroom 2 13'3" x 11'3" (4.06m x 3.43m)

Spacious double room with built-in mirrored wardrobes. Window overlooking front aspect. Doors to en suite and landing.

En Suite

Contemporary en suite with white suite comprising low level W.C., wall mounted hand basin with mixer tap over and large walk-in shower cubicle with wall mounted shower and curved glass screen. Attractively tiled throughout wet areas. Tiled flooring. Port-hole window. Door leading to bedroom 2.

Bedroom 3 11'9" x 11'2" (3.60m x 3.42m)

Spacious double room with built-in mirrored wardrobes. Window overlooking front aspect. Door to landing.

Bedroom 4 11'9" x 6'11" (3.59m x 2.13m)

Generous room with built-in mirrored wardrobe. Window overlooking front aspect. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level W.C. with concealed flush, wall mounted hand basin with mixer tap over and P-shaped bath with mixer tap and shower over with glass screen. Attractively tiled throughout. Ladder style radiator. Obscured window. Door leading to landing.

Outside - Front

Approached via secure gates with a spacious block brick driveway, providing ample parking. Garage with up and over door. Attractive colonnade porch. Mature shrub planting.

Outside - Rear

Well maintained garden with patio area leading from sitting room and sun room. Lawned area with fence and mature shrub boundaries. Side access gate leading to front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - G (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 221 SQM

Parking - Private Off Road & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas - underfloor & radiators

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

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

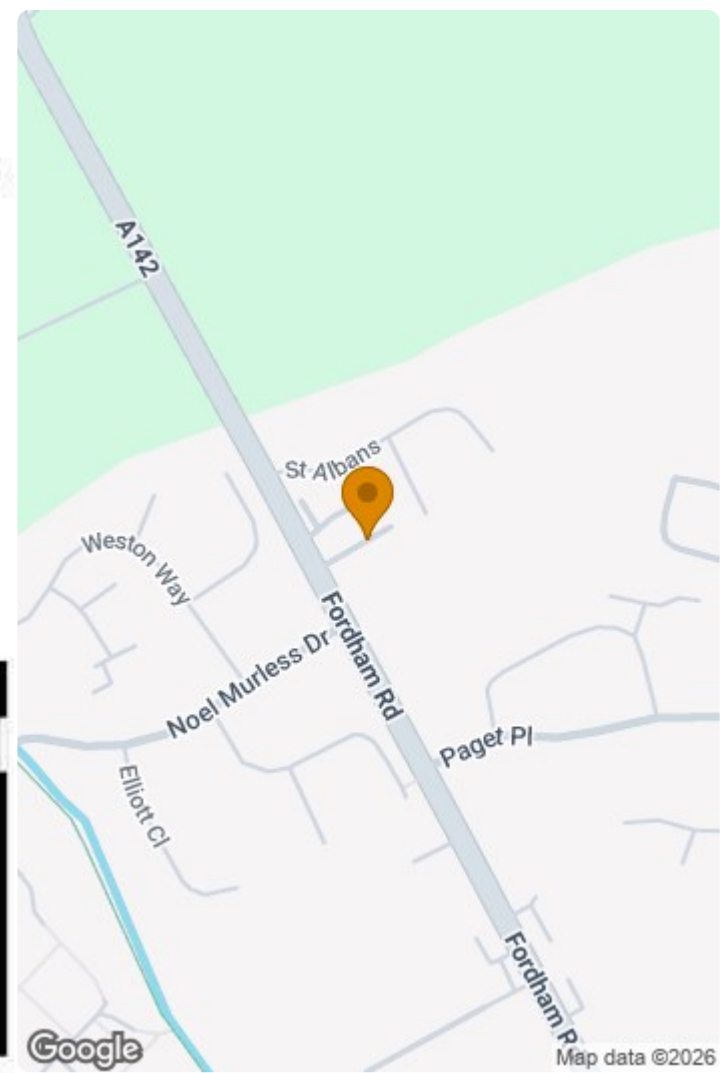
Approximate Floor Area = 224.7 sq m / 2419 sq ft
 Garage = 17.9 sq m / 193 sq ft
 Total = 242.6 sq m / 2612 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74830

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	85		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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