

Green Road,
Newmarket, CB8 8GJ
Guide Price £499,995

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Green Road, Newmarket, CB8 8GJ

An attractive 1930's detached family home standing in striking distance of the railway station and High St and within easy reach of an appealing mix of restaurants and coffee shops.

This lovely family home offers accommodation to include entrance hall, living room, dining room, cloakroom, refitted kitchen/breakfast room, conservatory, three good size bedrooms (ensuite to master) and a refitted shower room/bathroom.

Externally the property offers a delightful fully enclosed rear garden, block paved driveway providing parking and detached garage/workshop.

No chain – viewing recommended.

Entrance Hall
Front entrance hall leading to:

Dining Room
14'0" x 13'3"
Gas fireplace, windows to side and front aspects.

Living Room
16'1" x 12'11"
Bay window to front aspect, gas fireplace.

WC
Suite comprising of WC and handwash basin. Window to side aspect.

Kitchen
13'2" x 11'2"
Fitted with a range of eye and base level units with worktop over. Ceramic sink with stainless steel mixer tap. Integrated hob, double oven and dishwasher. Door leading through to conservatory, windows to side aspects.

Utility/Pantry
6'7" x 5'3"
Space for white goods. External door to side passage.

Conservatory
13'11" x9'7"
External door to rear aspect.

Bedroom 1
13'5" x11'2"
Windows to side aspect, and a door to ensuite.

Ensuite
Suite comprising of shower, WC and handwash basin. Window to side aspect.

Bedroom 2
15'9" x 12'11"
Window to front aspect.

Bedroom 3
12'10" x 11'0"
Built in storage, window to front and side aspect.

Bathroom
Suite comprising of free-standing bath, walk in shower, WC and handwash basin.

Garage
20'4" x 11'6"

Outside Front
Gates leading to paved drive way. Access to garage. and a side gate with access to rear of property.

Outside Rear
Patio area with access to garage. Patio also leading to decking, a lawned area, and a raised area with mature shrubberies.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 139 SQM
Parking – Garage & Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
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

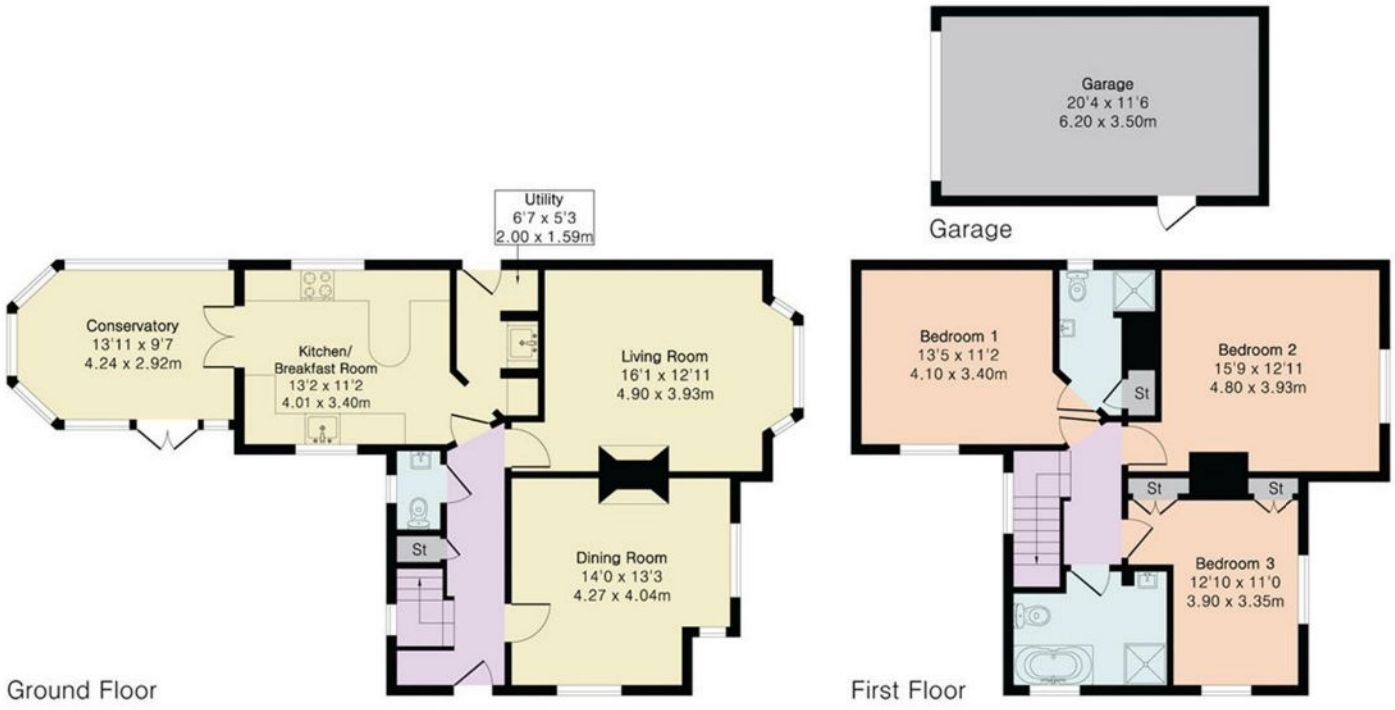
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.





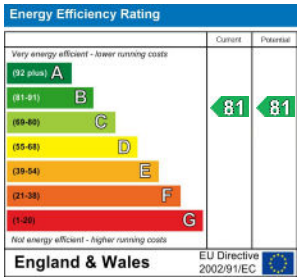


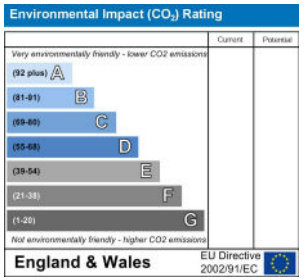
Approximate Gross Internal Area 1499 sq ft - 139 sq m
(Excluding Garage)
Ground Floor Area 838 sq ft – 78 sq m
First Floor Area 661 sq ft – 61 sq m
Garage Area 234 sq ft – 22 sq m



- **Highly Sought After Location**
- **Close to Train Station**
- **Period Features**
- **Three Good Sized Bedrooms**
- **Ensuite To Master Bedroom**
- **Enclosed Rear Garden**
- **Garage/Workshop**
- **No chain**







PINKPLAN

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.

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