



**Centre Drive,
Newmarket, Suffolk CB8 8AW
Guide Price £635,000**

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Situated on the ever popular Centre Drive and in close reach of the town centre, this impressive, beautifully presented and deceptively spacious four bedroom, detached home offers stunning views across stud land.

With stylish accommodation throughout including a superb, open plan kitchen/dining/family room, living room, utility room, four bedrooms (two en-suite) and a refitted family bathroom. Also benefiting from underfloor heating throughout the ground floor.

Externally, this exceptionally well maintained home offers driveway parking and an enclosed rear garden of approximately 100 ft that has recently been landscaped.

A must to view to appreciate the space and quality this home offers.

Entrance Hall

With part glazed entrance door, solid oak flooring, stairs to first floor and steps leading to bedrooms, large window to side aspect, underfloor heating.

Kitchen/Living/Dining Area

23'0" x 30'0"

Open plan kitchen, dining and living space with part vaulted ceiling enjoying views over the large private garden. Kitchen comprises of wide selection of wall and base units with working oak tops over, integrated Bosch dishwasher, Samsung Wine/Drinks fridge, Smeg Range Style Cooker and Whirlpool Built-in microwave. Space for an American Style Fridge/Freeze with plumbing for water/Ice maker. Solid Oak flooring, underfloor heating, windows to front and rear aspects with double doors leading onto large patio area.

Sitting Room/Playroom

18'9" x 10'1"

Separate sitting room/playroom with radiator, feature panelled wall and windows to front and rear aspect.

Utility Room

10'5" x 5'10"

Fitted with wall and base units, plumbing for washing machine and space for separate dryer, underfloor heating. Cupboard housing wall mounted gas boiler. Door to side aspect.

Family Bathroom

9'0" x 7'10"

With low level WC, double vanity unit, bath with shower hose attachment, heated towel rail, underfloor heating and window to the side aspect.

Bedroom 2

12'4" x 11'7"

With feature panelled wall, radiator, window to front aspect and door through to the en-suite.

En-Suite

Double shower cubical, low level WC, pedestal sink. Heated towel rail and window to side aspect.

Bedroom 3

14'6" x 11'5"

Featured panelled wall. Built in storage cupboards. Radiator and window to front aspect.

First Floor Landing

With Velux window.

Master Bedroom

With walk in wardrobe Velux windows to front and rear and door through to the en-suite.

En-Suite

With double shower cubical, pedestal sink, low level WC and heated towel rail.

Bedroom 4/Study

10'8" x 9'0"

Two Velux windows and access door leading to loft space.

Outside - Front

Off road parking to the front of the property on private gravel driveway.

Outside - Rear

Fully enclosed garden laid mainly to lawn with generous sized patio area, decking area and play park. Gated access to the front of the property.

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.



GROUND FLOOR
1305 sq.ft. (121.3 sq.m.) approx.



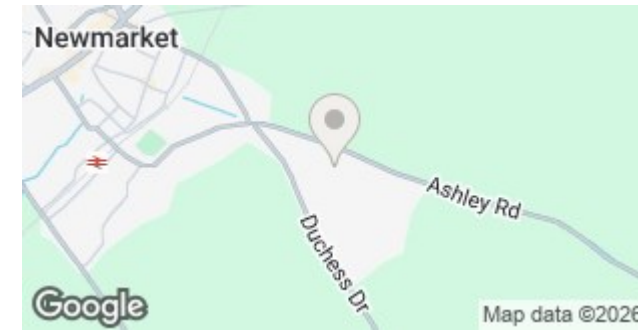
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 sq.m.) approx.

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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- **Exceptional Detached House**
- **Open Plan Living**
- **4 Bedrooms**
- **2 En-Suites and Family Bathroom**
- **Immaculate and Stylish Presentation**
- **100ft (Approx) Rear Garden With Views**
- **Ample Off Road Parking**
- **Early Viewing Essential**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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