Church Lane,
Newmarket, CB8 0HL
Offers Over £350,000

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Church Lane, Newmarket, CB8 0HL

A truly special period property, superbly positioned in the heart of this renowned racing town, offering a rare and versatile opportunity for multi-generational living or an exceptional investment proposition.

The property has recently undergone a comprehensive programme of renovation, creating stylish and well-presented accommodation extending to approximately 1,750 sq ft.

The main residence is arranged over the principal living accommodation and comprises a welcoming entrance hall, spacious living room, separate dining room, newly refitted kitchen, utility room, refitted bathroom and three generously proportioned bedrooms, together with a further bathroom.

A particular feature of the property is the self-contained basement accommodation, which provides an excellent degree of flexibility and could, subject to the necessary consents, offer an attractive rental income opportunity. This additional accommodation is rarely available and benefits from its own separate entrance, entrance hall, two generous reception rooms, kitchen/breakfast room and shower room.

Combining period character with contemporary improvements, this outstanding property offers exceptional versatility and represents an exciting opportunity for those seeking a substantial family home, multi-generational living arrangement or investment with potential for additional income.

Front Entrance
Front door leading to:

Living Room
14'9" x 10'2"
Beautiful, traditional cast iron fireplace with rustic wooden mantlepiece and a black log burner. Built in storage cupboard. Window to front aspect. Opening through into the dinning room and access to stairs to first floor.

Dining Room
14'9" x 13'9"
Built in storage cupboard. Window to rear aspect. Opening through into the kitchen and access to stairs to first floor.

Kitchen
10'11" x 8'11"
Two steps down from the dining room. Recently re-fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink and mixer tap. Integrated fridge-freezer, oven and hob. Windows to side aspect. Internal door through to utility room, external door to side access.

Utility
8'1" x 3'3"
Fitted with base level cupboard and space for washing machine with worktop over; worktop and cupboard unit match kitchen. Internal door leading through to bathroom.

Bathroom
Suite comprising of a panelled bath, WC and handwash basin with storage. Ladder style heated towel rail. Window to side aspect.

Bedroom 1
14'8" x 9'11"
Window to front aspect.

Bedroom 2
11'0" x 9'0"
Windows to rear and side aspects.

Bedroom 3
8'10" x 8'8"
Window to rear aspect.

Bathroom
Suite comprised of shower, WC and handwash basin with storage.

BASEMENT

Kitchen/Dining Room
16'6" x 7'8"
Recently re-fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink and mixer tap. Windows to side aspect.

Room 1
15'8" x 14'1"
Access via three steps down from the hallway. Skylight which is controlled by a remote.

Room 2
14'1" x 11'10"
Windows to front aspect, remote controlled opening.

Bathroom
Suite comprised of shower, WC and handwash basin with storage. Ladder style heated towel rail. Window to side aspect, remote controlled opening.

Outside Front
Shared access via gravel driveway with paving slabs up to front door and around front of property.

Property Information
EPC - TBC
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 163 SQM
Parking – No Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast 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 1759 sq ft - 163 sq m

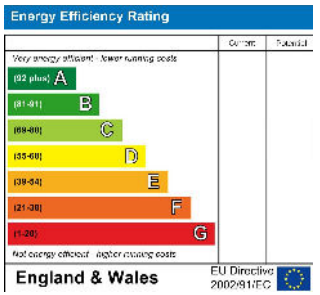
Basement Area 695 sq ft – 65 sq m
Ground Floor Area 607 sq ft – 56 sq m
First Floor Area 457 sq ft – 42 sq m

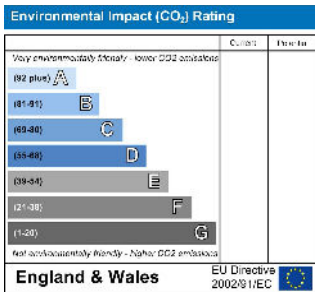
PINKPLAN

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.

Morris Armitage

- **Town Centre Location**
- **Period Features**
- **Recent Renovation**
- **Exceptional Versatility**
- **Stylish and Contemporary Accommodation**
- **Self-Contained Basement Annexe**





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