

Webb Avenue,
Newmarket, CB8 7GP
Asking Price £370,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Webb Avenue, Newmarket, CB8 7GP

****VACANT POSSESSION****

A well appointed semi detached townhouse in this quiet cul de sac on the edge of Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation includes a large living room, kitchen/diner, cloakroom, three generous bedrooms, office, two ensuites and a family bathroom.

Outside an enclosed, private garden has a purpose built studio that would make a great garden office. There's also a raised patio area. To the front there is a driveway providing off road that leads to a large garage.

Viewing is highly recommended.

Entrance Hall
With doors leading to the kitchen/diner, living/sitting room and cloakroom. Stairs leading to the first floor landing.

Kitchen/Dining Room
15'0" x 7'7"
A range of modern Shaker style eye and base level cupboards and storage drawers with granite worktop over. Inset 1 1/3 bowl sink with mixer tap over. Integrated fridge/freezer. Integrated washing machine. Integrated eye level oven. Inset induction hob with glass splashback and stainless steel chimney extractor over. Attractively tiled splashbacks. Charming dining area. Radiator. Window to the front aspect. LVT wood effect flooring throughout. Door leading to the entrance hall.

Living/Sitting Room
20'11" x 14'9"
Beautifully presented, spacious living/sitting room with LVT wood effect flooring throughout. Triple velux windows effectively allowing lots of natural light. Radiators. French doors leading to the rear garden. Dual windows to the rear aspect.

Cloakroom
White suite comprising low level W.C. and handbasin. Obscured window. Door leading to the entrance hall.

First Floor Landing
With doors leading to two bedrooms and family bathroom. Airing cupboard. Stairs leading to both the entrance hall and second floor landing.

Bedroom 2
11'10" x 11'1"
Spacious double bedroom benefitting from fitted wardrobes. Window to the rear aspect. Radiator. Doors leading to the en suite and first floor landing.

En Suite
Contemporary white suite comprising low level W.C., handbasin with mixer tap over and built-in storage cabinet under and generous walk-in shower. Attractively tiled to wet areas. LVT wood effect flooring. Door leading to bedroom 2.

Bedroom 3
9'10" x 7'10"
Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the first floor landing.

Bathroom
Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted handbasin with mixer tap over and built-in storage cabinet under and panelled bath with wall mounted shower over. Attractively tiled to wet areas. Obscured window. Door leading to first floor landing.

Second Floor Landing
With doors leading to the Master bedroom and office. Stairs leading to the first floor landing.

Master Bedroom
12'2" x 10'6"
Spacious double bedroom with window to the front aspect. Built-in storage cupboard. Doors leading to the en suite and second floor landing.

En Suite
11'6" x 6'9"
Contemporary white suite comprising low level W.C., wall mounted handbasin with mixer tap over and generous walk-in shower. Attractively tiled to wet areas. LVT wood effect flooring. Radiator. Obscured window. Door leading to the Master bedroom.

Office
6'0" x 7'11"
Generous home office with window to the rear aspect. Radiator. Door leading to the second floor landing.

Garden Office/Studio
13'1" x 9'9"
Generous space offering a variety of uses with glazed double doors leading to the rear garden.

Garage
25'1" x 9'10"
With up and over door leading to the driveway. Pedestrian door leading to the rear garden.

Outside - Front
Block paved driveway leading to the garage. Established shrub planting with a pathway leading to the front door with a storm porch over. Access gate to the rear garden

Outside - Rear
Beautifully maintained garden with flagstone paved area to the rear and side of the house with french windows leading to the living/sitting room and pedestrian door leading to the garage. Flagstone pathway leading to steps up to a patio area with a pergola over and a timber garden office/studio. Lawned areas with a charming variety of planting to the borders. Access gate to the front.

PROPERTY INFORMATION
EPC - B
Tenure - Freehold £200 per annum service charge
Council Tax Band - D (West Suffolk)
Property Type - Semi Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 111SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

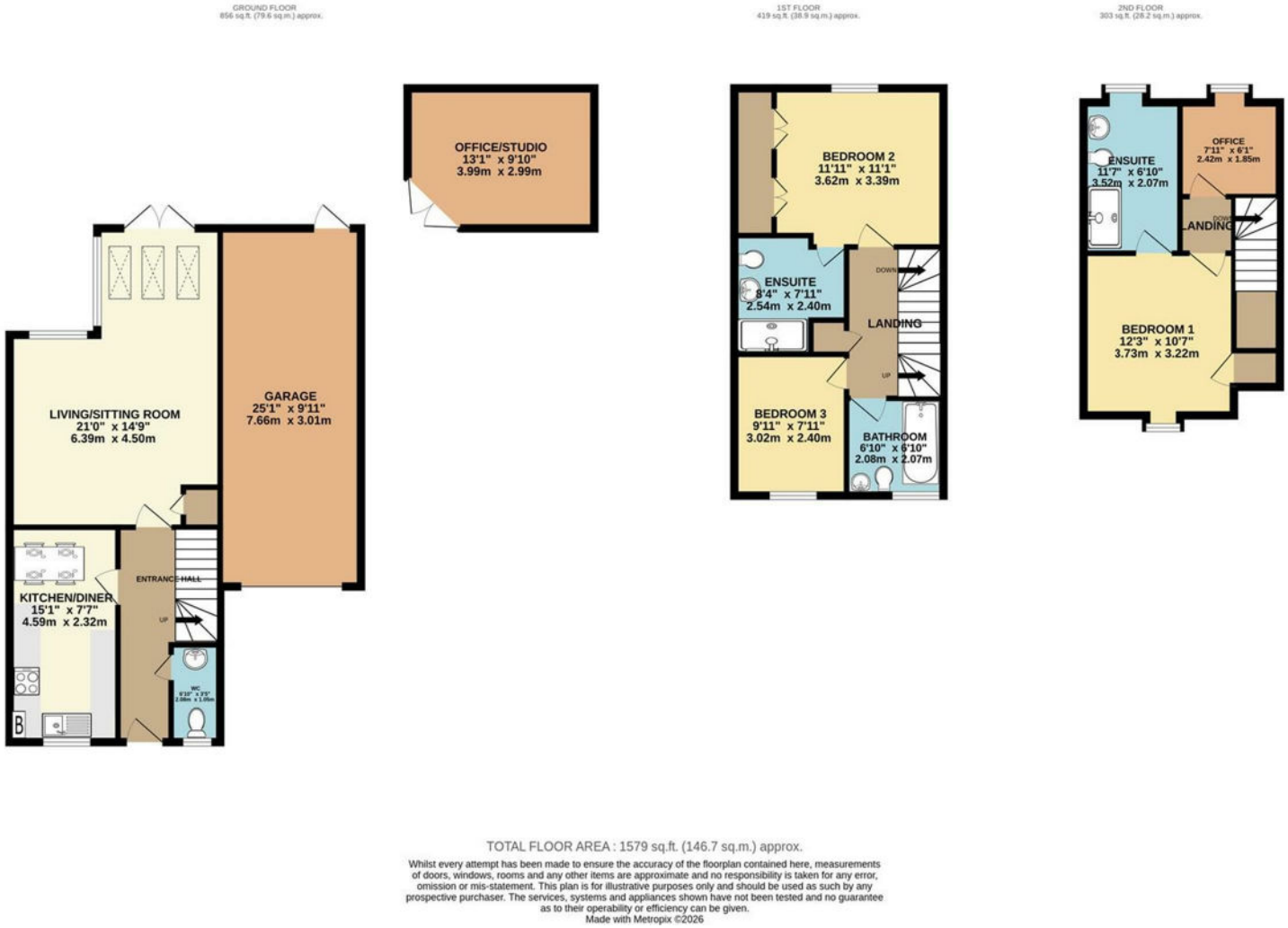
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities.

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.





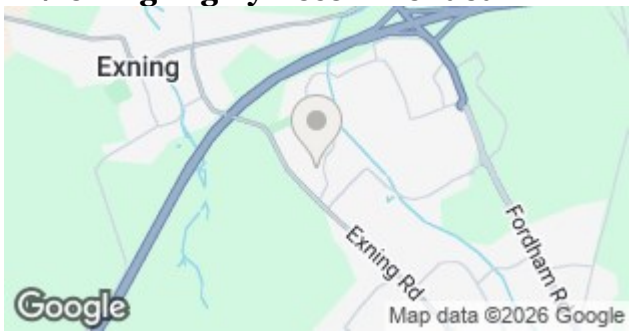


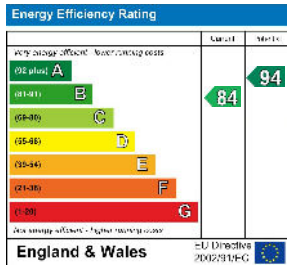


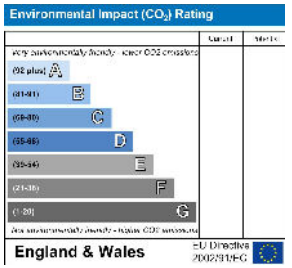
TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

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.
Made with Metropix ©2026

- **Exceptional Semi-Detached House**
- **Beautifully Presented Throughout**
- **Charming Kitchen/Dining Room**
- **Stunning Living/Sitting Room**
- **Three Generous Bedrooms (2 with En Suite)**
- **Home Office**
- **Garden Office/Studio**
- **Well Maintained Rear Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





























