



High Street, Newmarket, Suffolk

Pocock + Shaw

212 High Street  
Newmarket  
Suffolk  
CB8 9AP

A beautiful and elegant 3 bedroom,  
3 bathroom town house re styled in  
a contemporary theme, situated a  
short walk from Newmarket High  
Street, Tattersalls, the Race Course  
and the railway station.

Guide Price £425,000  
No Chain



Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This remarkable three-bedroom period property, each bedroom with its own en-suite and built in wardrobe, is situated in a prime location on Newmarket's High Street. Re imagined through a comprehensive redesign, this Edwardian house boasts unique, spacious, and stylish accommodation throughout. Highlights include a large modern Kitchen/Breakfast room with built in appliances and French doors to the deck, a spacious Living/Dining room with large sash windows. Outside is an enclosed garden with a decked patio. With the benefit of a gas fired heating system in detail the accommodation includes:-

## Ground Floor

### Entrance Porch

With an entrance door and door to:

### Entrance Hall

With a staircase to the 1st floor, wood effect flooring, built in cupboard.

### Cloakroom

Fitted with a two piece suite including a handbasin, low level wc, wood effect flooring, side window, radiator.

### Sitting Room 4.27m (14') x 3.94m (12'11")

With two large sash style windows to the front, radiator, large opening to:

### Dining Room 3.95m (13') x 3.26m (10'8")

With a window to the rear, radiator.

### Kitchen/Breakfast Room 5.42m (17'9") x 3.00m (9'10")

Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, wine cooler, electric oven, built-in electric hob, built-in microwave, wood effect flooring, radiator, French doors to the garden and deck.

## First Floor

### Landing

Radiator, airing cupboard housing the gas fired boiler and pressurised hot water tank.

### Master Bedroom Suite 4.00m (13'2") x 3.26m (10'8")

An open plan bedroom and en suite, the bedroom with a built in wardrobe, window to the rear and radiator, and en suite area with a free standing bath, separate shower enclosure, twin handbasins with cupboard under and a low level wc.

### Bedroom 2 4.27m (14') max x 3.70m (12'2")

With two windows to the front, radiator, built in wardrobe.

### En-suite

Fitted with a three piece suite including a shower enclosure, handbasin with cupboard below low level wc window to the front.

### Bedroom 3 3.07m (10'1") x 3.06m (10'1")

With a window to the side and rear, radiator, built in wardrobe.

### En-suite

Fitted with a three piece suite including a shower enclosure, handbasin with cupboard below low level wc window to the rear.

### Tenure

The property is freehold.

## Services



Mains water, gas, drainage and electricity are connected.

The property is in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 20Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available.

Car parking is available in the street.

The property is currently occupied and the photographs were taken at the start of the last tenancy.

We understand that planning permission has been granted for a housing development in the paddock behind this house.

**Council Tax Band:** C West Suffolk District Council



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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