



Suffolk Way, Newmarket

Pocock + Shaw



16 Suffolk Way  
Newmarket  
Suffolk  
CB8 0DY

A superb opportunity to purchase a single storey residence attractively positioned in a highly regarded town location. This versatile two / three bedroom semi detached bungalow is offered for sale with the benefit of no onward chain and enjoys established front and rear gardens, single garage, driveway and ample off road parking.

Guide Price £315,000





Newmarket 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, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Suffolk Way is a sought after location ideally situated to the north of the town centre and is in striking distance to the town and a range of shopping and leisure facilities.

The property offers well designed accommodation complimented by a spacious sitting room, fitted kitchen, 2/3 good bedrooms (bedroom 2 is currently being used as a dining room), family bathroom, an attractive enclosed rear garden, garage and ample off road parking. Its is considered the property would now benefit from some cosmetic updating.

With the benefit of UPVC double glazed windows, back boiler gas fired radiator heating system, in detail the accommodation includes:-

### Hallway

With a part glazed entrance door, window to side, radiator, access to loft space, fitted coat cupboard.

### Sitting Room 6.11m (20'1") x 3.34m (10'11")

With a picture windows to front aspect, radiator, feature fireplace with gas fired back boiler, carpet flooring.

### Bedroom 3.14m (10'4") x 2.99m (9'10")

With a large picture window to rear aspect, wardrobe, radiator, carpet flooring.

### Kitchen 3.14m (10'4") x 3.04m (9'11")

With a part glazed entrance door to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas cooker & oven, with a window to front aspect, storage cupboard housing the hot water cylinder, storage cupboard, tiled flooring.

### Bedroom 3.04m (10') x 2.06m (6'9") max

With a window to side aspect, radiator, carpet flooring.

### Bedroom 3 4.17m (13'8") x 3.35m (11')

Currently in use as a dining room, with two radiators, sliding patio door leading to the patio area and rear garden, large fitted storage cupboard, carpet flooring.

### Bathroom

With a folding door and fitted with a three piece suite comprising bath with with stainless steel taps, low level WC, hand wash basin with stainless steel taps, with a window to side aspect, radiator.

### Garage

With an up and over door, power and lighting connected.

**Outside** The property is set behind a generous front garden laid mainly to lawn, path to the front door, covered drive to the side providing off road parking and access to the garage at rear. The fully enclosed rear garden is laid to lawn and an array of shrubs and plants complete with a timber shed and paved patio area, with a pedestrian gate leading to the carport area.



### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.  
The property is in a no flood risk area.

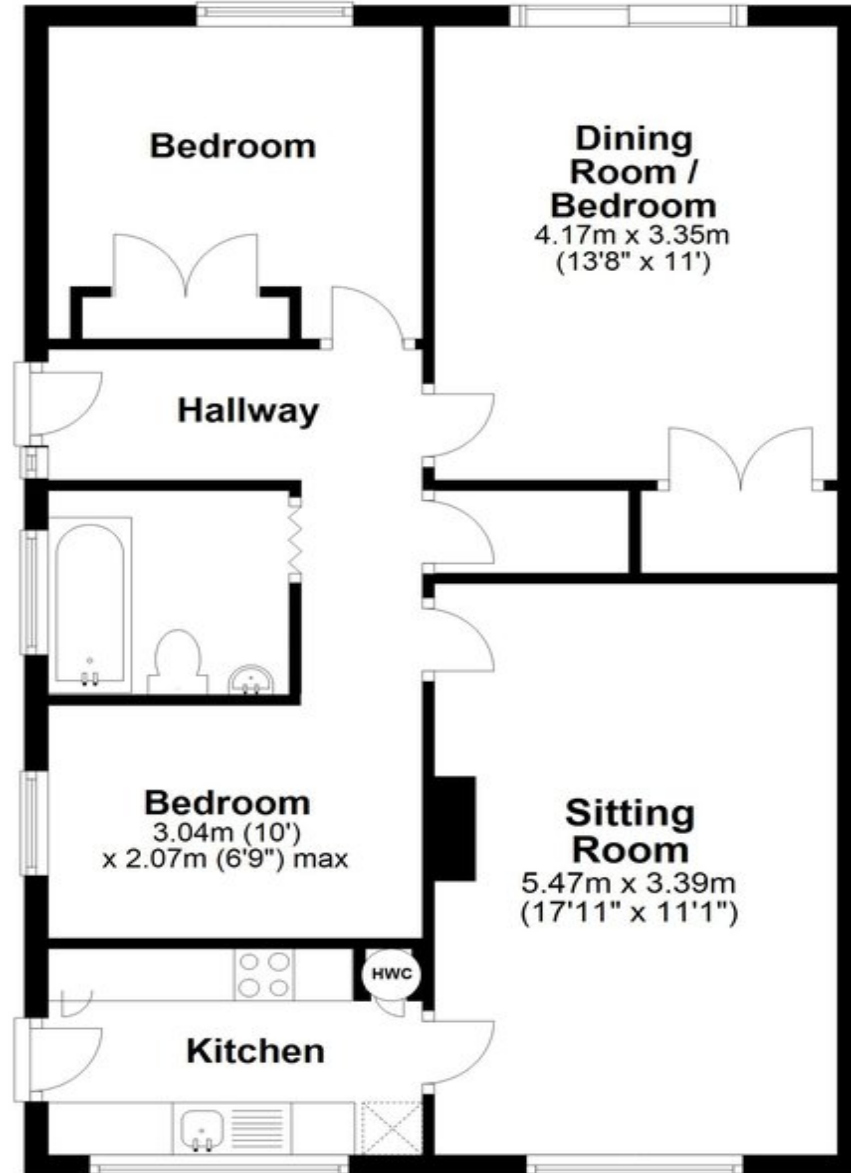
### Council Tax Band: C

West Suffolk District Council

**Viewing:** Strictly by prior arrangement with  
Pocock + Shaw. PBS



## Ground Floor



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

