



Webb Avenue, Newmarket, Suffolk

Pocock + Shaw

8 Webb Avenue
Newmarket
Suffolk, CB8 7GP

A beautifully presented four-bedroom semi-detached townhouse, built in 2021 and situated in a sought-after modern development just to the north of the town centre.

The property offers excellent access to the town centre and major transport links, making it an ideal location for convenience and connectivity.

Guide Price £415,000
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.

Understood to have been built in 2021 this semi detached house offers high quality accommodation, arranged over 3 levels and is complimented by an enclosed garden, garage and off road parking. With the benefit a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Hall

With an entrance door, radiator, central heating thermostat, stairs to the 1st floor.

Kitchen/Breakfast Room 4.58m (15') x 2.33m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and washing/dryer, built-in four ring gas hob with extractor hood over, window to the front, radiator, wall mounted gas radiator heating boiler serving heating system and domestic hot water.

Cloakroom

With a window to the front, fitted with a two piece suite comprising of a wash hand basin, low-level WC, heated towel rail.

Sitting/Dining Room 6.39m (21') x 4.50m (14'9")

With a window to the side and rear, French doors to the garden, three roof skylights, two radiators, built in cupboard.

First Floor

Landing

With a staircase to the second floor, cupboard with a hot water cylinder.

Bedroom 2 3.85m (12'8") x 3.38m (11'1") max

With a window to the rear, radiator, range of built in wardrobes.

En-suite

Fitted with a three piece suite comprising of a wash hand basin with cupboard under, mixer tap and tiled splashback, shower enclosure, low-level WC, extractor fan, heated towel rail, recessed ceiling spotlights.

Bedroom 3 3.02m (9'11") x 2.40m (7'11")

With a window to the front, radiator.

Family Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over and glass screen, wash hand basin with cupboard under, mixer tap and tiled splashback, low-level WC, extractor fan, heated towel rail.

Second Floor

Landing

Access to loft space.

Bedroom 1 3.45m (11'4") x 3.22m (10'7")

With a window to the front, radiator, built in cupboard.

En-suite

Fitted with a three piece suite comprising of a wash hand basin with mixer tap and tiled splashback, shower enclosure and low-level WC, extractor fan, window to the rear, heated towel rail.

Bedroom 4/Study 2.42m (7'11") x 1.85m (6'1")

Window to rear, radiator.

Outside

Front garden are with shrubs and path to front door. Drive to the left side providing off road parking and access to the garage. Rear garden laid to lawn with screen fencing and patio.



Garage 7.64m (25'1") x 3.00m (9'10")

Up and over door, rear door, light and power, electric car charging point.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

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

Internet connection, basic: 6Mbps, Ultrafast: 57Mbps.

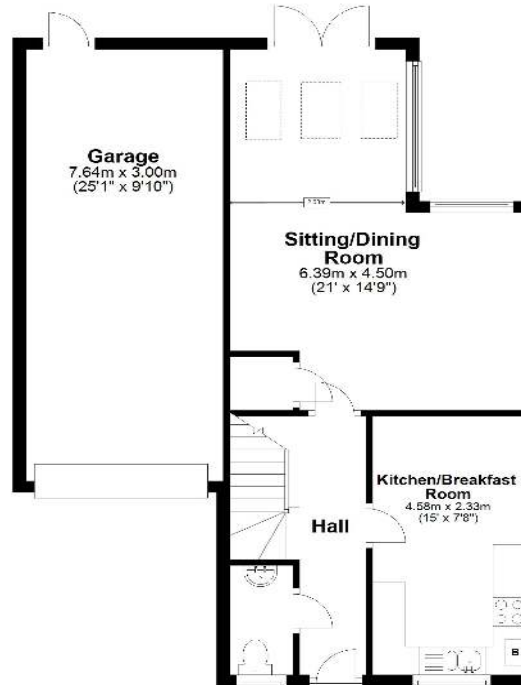
Mobile phone coverage by the four major carriers available.

EPC: C

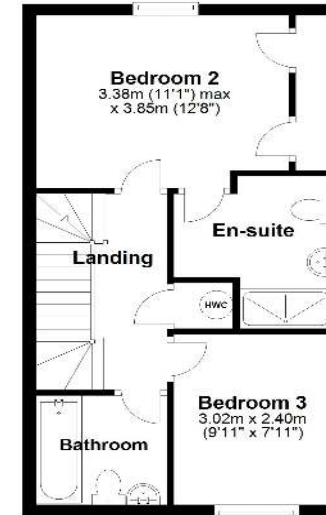
Council Tax Band: D West Suffolk District Council

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

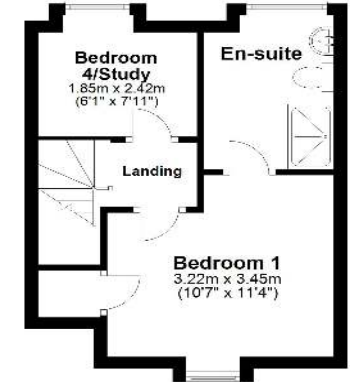
Ground Floor
Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.3 sq. feet)



Second Floor
Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)



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

