



Selwyn Close Newmarket

Pocock + Shaw



5 Selwyn Close  
Newmarket  
CB8 8DD

Situated within one of Newmarket's highly coveted developments, stands a remarkably impressive detached five-bedroom residence.

This home has undergone clever extensions and remodels in recent years, providing versatile multi-generational living spaces, enhanced by an appealing garden and generous off-road parking.

Guide Price: £550,000





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 detached family house has been greatly enhanced and improved in recent years and now offers extensive accommodation which could easily adapt to provide semi independent annex accommodation for either and older relative or young adult. Alternatively it could lend itself to accommodating a small business/consulting area.

The rest of the house is very well presented boasting an attractive fitted kitchen with extensive built in cupboards, a large sitting room, utility room, cloakroom and study. The annex area consists of a further sitting room, bedroom and en suite. On the first floor are four further bedrooms, an en suite shower room and a luxury family bathroom with a large shower and roll top bath.

Outside, the garden is arranged with alfresco dining very much in mind featuring a BBQ area. Ample off road parking is situated to the front of the house. With the benefit of a gas fired radiator heating system and UPVC double glazed windows in detail the accommodation includes:-

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, stone tiled floor.

### Cloakroom

Fitted with a two piece suite including a handbasin, low level wc, UPVC double glazed window to front.

### Kitchen/Breakfast Room 5.16m (16'11") max x 4.89m (16'1") max

Fitted with a matching range of cupboards and drawers with wooden worktops over, butler style sink with double drainer, mixer tap and tiled splashbacks, integrated dishwasher, space for a range style cooker with extractor hood over, breakfast area with double doors to the garden, two UPVC double glazed windows to the rear, radiator, stone tiled floor, recessed ceiling spotlights.

### Utility Room 2.66m (8'9") x 2.41m (7'11")

Fitted with base and eye level units with worktop space over, stainless steel sink with mixer tap, extractor fan, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, wall mounted combination gas fired boiler, built in storage cupboard.

### Sitting/Dining Room 7.28m (23'11") x 3.39m (11'2") max

With a UPVC double glazed window to rear aspect, media wall with space for a television and areas for other devices, double radiator, bi-fold doors to the garden.

### Annex area

#### Sitting Room 4.49m (14'9") x 3.50m (11'6")

With a UPVC window to front, double radiator.

#### Bedroom 5 4.23m (13'10") max x 4.11m (13'6") max

With a UPVC double glazed window to the front aspect, double radiator, sliding door to:

### En-suite Shower Room

Fitted with a three piece suite comprising shower enclosure with glass screen, wash hand basin with cupboards under, mixer tap, tiled splashback and shaver point, low-level WC, extractor fan, UPVC window to the side, heated towel rail, recessed ceiling spotlights.

### Study 3.29m (10'10") x 2.31m (7'7")

UPVC double glazed window to the front aspect, double radiator, wood laminate flooring.

## First Floor





## Landing

Airing cupboard.

## Bedroom 1

3.57m (11'9") x 3.04m (10') max  
With a UPVC double glazed window to the rear, double radiator, access to loft space.

## En-suite Shower Room

Fitted with a three piece suite with shower enclosure, wash hand basin in vanity unit with drawers under mixer tap, tiled surround and shaver point, low-level WC, extractor fan, UPVC double glazed window to the rear, heated towel rail, recessed ceiling spotlights.

## Bedroom 2

4.51m (14'10") x 2.95m (9'8")  
With a UPVC double glazed window to the front aspect, double radiator, wardrobe area with hanging rails, wood laminate flooring.

## Bedroom 3

4.34m (14'3") x 2.46m (8'1")  
UPVC double glazed window to front aspect, radiator, built in wardrobe.

## Bedroom 4

2.88m (9'5") max x 2.40m (7'11")  
With a UPVC double glazed window to the front aspect, radiator, built in wardrobe.

## Family Bathroom

Fitted with a five piece suite comprising of a roll top bath, His and Hers wash hand basins set on wooden tables, large shower enclosure with glass screen, bidet and low-level WC, extractor fan, heated towel rail, tiled flooring, recessed ceiling spotlights, UPVC double glazed window to the rear aspect.

## Outside

The drive is laid yo block paving and offers ample room for several cars. The rear garden is enclosed with a patio and pergola, BBQ area, raised lawn and large timber garden shed for storage. To the side of the house is another long timber lean to garden shed and to the other side is a utility area and gate to the front.

## Tenure

The property is freehold.

## Services

Mains water, gas, drainage and electricity are connected.

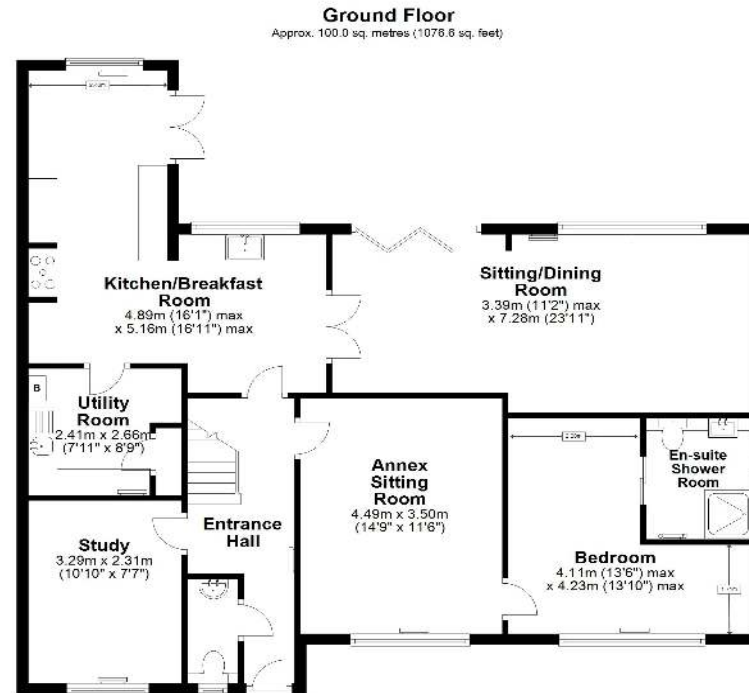
The property is not in an conservation area. The property is in a low flood risk area.

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

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







Total area: approx. 161.8 sq. metres (1741.5 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

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