



**205 Exning Road
Newmarket**

**DAVID
BURR**



205 Exning Road, Newmarket, Suffolk, CB8 0AY

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A particularly well-presented and extended three-bedroom end of terrace house just moments from Newmarket town centre. The property has been stylishly improved over recent years and now offers accommodation measuring close to 900 sq.ft and consisting of a small entrance hall, sitting room, kitchen/dining room, bathroom and three bedrooms. Externally offering driveway parking, a detached garage, summer house and a sizeable rear garden.

A well-presented and extended three-bedroom house close to Newmarket town centre.

Ground Floor

ENTRANCE HALL Stairs rising to the first floor.

SITTING ROOM Window to front aspect, understairs storage and an electric fireplace.

KITCHEN / DINING ROOM Stylishly fitted with fitted units and drawers with walnut worktops over and an inset double butler sink. Integrated appliances include an oven, hob, microwave, fridge-freezer and dishwasher. Ample dining space and French doors leading to the rear garden.

BATHROOM Extensively tiled with a bath and shower over, wash hand basin, heated towel rail and WC.

First Floor

LANDING Loft access and stairs rising from the ground floor.

MASTER BEDROOM A double bedroom fitted wardrobe and window to front aspect.

BEDROOM 2 A double bedroom with window to rear aspect.

BEDROOM 3 Window to rear aspect.

Outside

The front aspect is mainly gravelled offering parking for one vehicle. The rear garden is predominately lawned with a paved seating terrace, raised beds and established shrubs, trees and plants. To the rear of the garden is a **DETACHED GARAGE**, that is also linked to the **SUMMER HOUSE / GARDEN BAR**.

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SERVICES Gas fired central heating. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND B

TENURE Freehold.

WHAT3WORDS shot.prude.cuddled

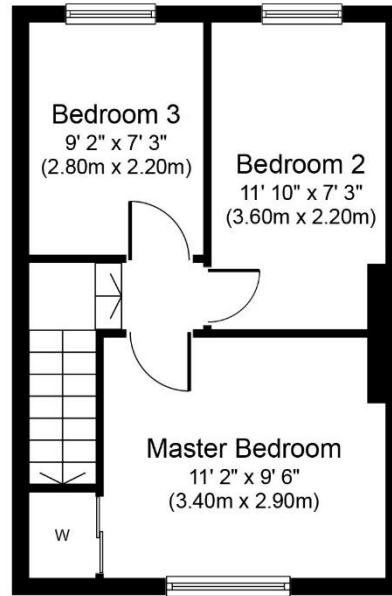
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VIEWING by prior appointment only through David Burr estate agents.

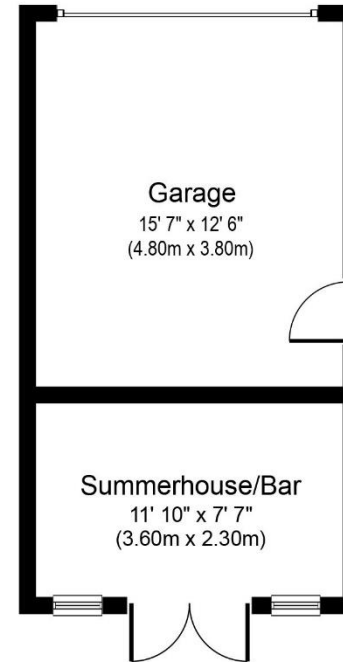




Ground Floor
Approximate Floor Area
532 sq. ft.
(49.5 sq. m.)



First Floor
Approximate Floor Area
310 sq. ft.
(28.8 sq. m.)



Outbuilding
Approximate Floor Area
276 sq. ft.
(25.7 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

