



51 Park Lane
Newmarket

DAVID
BURR



51 Park Lane, Newmarket, Suffolk, CB8 8AZ

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.

An abundantly charming and particularly stylish three-bedroom Victorian house measuring in excess of 1,200 sq.ft of accommodation in the heart of Newmarket. The property has been thoughtfully improved over recent years and offers an entrance hall, sitting room, newly fitted kitchen/breakfast room, separate dining room, study, three bedrooms and bathroom. Externally offering a small walled front garden and a charming side courtyard garden.

A spacious and particularly well-presented three-bedroom Victorian house just a stone's throw from Newmarket town centre.

Ground Floor

ENTRANCE HALL With original wood flooring, stairs rising to the first floor and door to:

KITCHEN/BREAKFAST ROOM A particularly spacious room with ample space for cooking and dining. There are fitted base and matching wall units with quartz worktops over. An inset butler sink with mixer tap, dishwasher, bin drawer, 5-ring gas hob and matching extractor fan all add to the space. Further integrated appliances include a built in electric oven, microwave and fridge/freezer. There is further space and plumbing in a full height cupboard for washing machine and tumble dryer. Wooden parquet flooring and a sash window with matching shutters to the front aspect complete the room.

DINING ROOM A light and airy space with wood flooring, a window to the side aspect and French doors leading to the rear courtyard.

SITTING ROOM Another spacious room with original fireplace and mantelpiece. Built in storage adjoins either side and the space is complete with sash window and matching shutters to the front aspect.

Lower Ground Floor

STUDY/PLAYROOM A versatile space ideal as an additional reception room. The room has been tanked in recent years and features a window to the rear aspect for natural light.

First Floor

LANDING With loft access, storage cupboard and door leading to:

BEDROOM 1 A large room with sash window and matching shutter to the front aspect, complete with built in wardrobes.

BEDROOM 2 Another comfortable double bedroom with built in storage and sash window with matching shutter to the front aspect.

BEDROOM 3/NURSERY Ideal third bedroom or nursery/study space. Sash window with matching shutter to front aspect.

BATHROOM A bright space with partial tiling around the bath with shower over. A matching hand wash basin and WC complete the look with a heated towel rail and window to the side aspect.

51 Park Lane, Newmarket, Suffolk, CB8 8AZ

Outside

The property is approached through a pedestrian gate which leads into the walled front garden. This is mainly gravelled with a small path leading to the front door. Accessed up the side of the property is the block paved rear courtyard which is just perfect for al fresco dining in the warmer months. This can also be accessed through the French doors off of the dining room.

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

LOCAL AUTHORITY West Suffolk District Council.

TENURE Freehold

COUNCIL TAX BAND C.

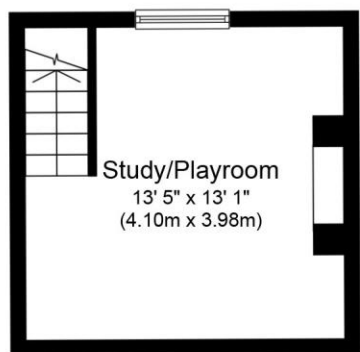
WHAT3WORDS above.liquid.absorb

EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.

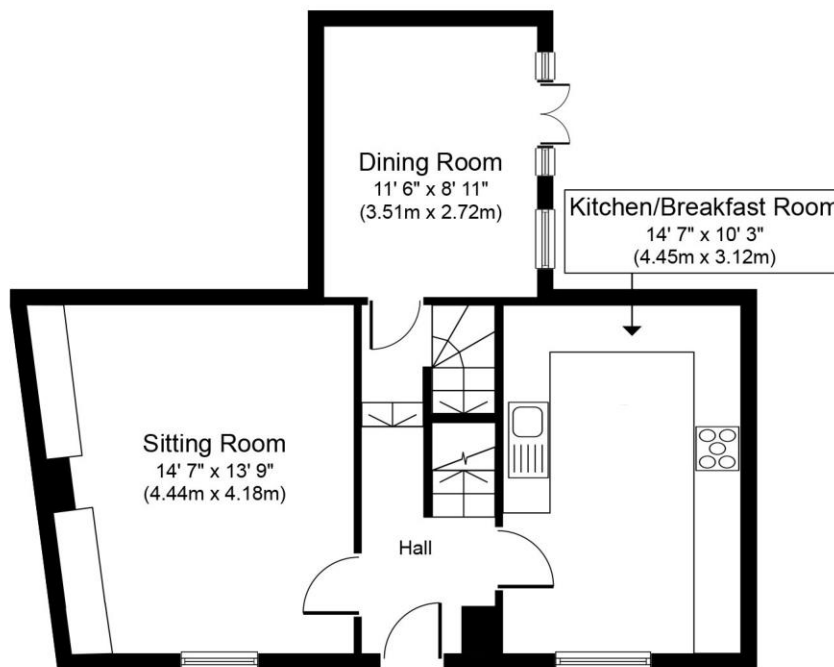
NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Study/Playroom
13' 5" x 13' 1"
(4.10m x 3.98m)

Lower Ground Floor
Approximate Floor Area
174 sq. ft.
(16.2 sq. m.)



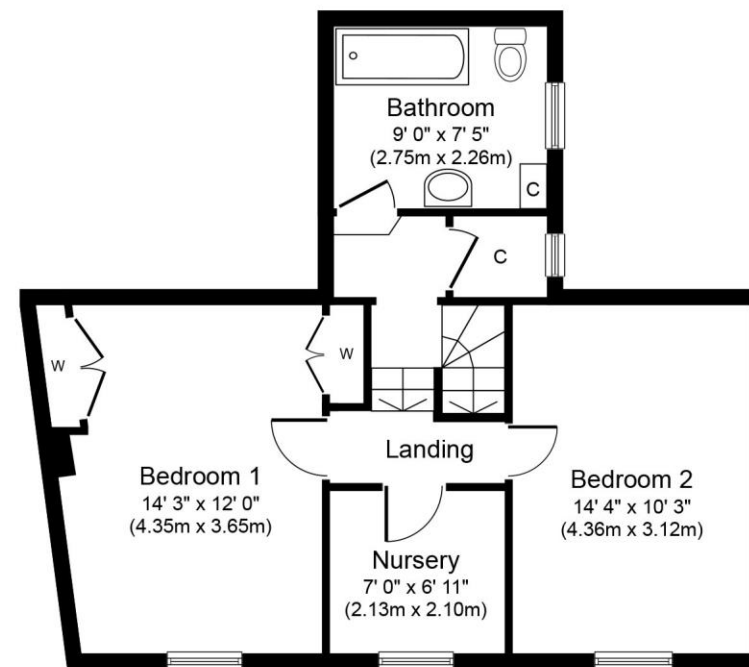
Sitting Room
14' 7" x 13' 9"
(4.44m x 4.18m)

Dining Room
11' 6" x 8' 11"
(3.51m x 2.72m)

Kitchen/Breakfast Room
14' 7" x 10' 3"
(4.45m x 3.12m)

Hall

Ground Floor
Approximate Floor Area
526 sq. ft.
(48.9 sq. m.)



Bathroom
9' 0" x 7' 5"
(2.75m x 2.26m)

Bedroom 1
14' 3" x 12' 0"
(4.35m x 3.65m)

Landing

Nursery
7' 0" x 6' 11"
(2.13m x 2.10m)

Bedroom 2
14' 4" x 10' 3"
(4.36m x 3.12m)

First Floor
Approximate Floor Area
526 sq.ft.
(48.9 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.

