



**2 Duchess Drive,  
Newmarket**

**DAVID  
BURR**











## 2 Duchess Drive, Newmarket, Suffolk, CB8 8AQ

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 individual detached property enjoying an attractive, well regarded non-estate position nestling beyond a private gated driveway within grounds extending to around 1/3 of an acre. Boasting spacious and versatile accommodation in excess of 2,800 sq. ft with a superb range of outbuildings and complete with remarkable views to the rear over stud land.

### **A substantial four-bedroom detached house nestled on the quiet outskirts of Newmarket enjoying a range of outbuildings and views to the rear over stud land.**

#### **Ground Floor**

**ENTRANCE HALL** With a solid wood glazed entrance door, wood laminate flooring, inset footwell, window to the front aspect, wooden glazed door leading to;

**INNER HALLWAY** With stairs leading to the first floor, window to the front aspect, understairs storage cupboard, wood laminate flooring.

**SITTING ROOM** With wood laminate flooring, window to the front aspect, cast iron wood burning stove with brick surround and tiled hearth, doors through to the Garden Room.

**KITCHEN/DINING ROOM** With a range of bespoke fitted wall and base units with granite worksurfaces over, dual butler style stainless steel sink with mixer tap, central island with breakfast bar area and extensive storage below. Inset 4 ring induction hob with extractor hood above, integrated waist height oven and grill with warming tray below, space for fridge/freezer, integrated dishwasher, tiled flooring, windows to rear aspect, sliding door leading to rear paved terrace.

**STUDY/BEDROOM 4** With windows to the front and side aspects, extensive range of built-in storage cupboards and drawers, wood laminate flooring.

**GARDEN ROOM** With window to the side aspect and glazed windows with views over the garden, tiled floor, exposed brickwork, door leading to garden.

**SHOWER ROOM** With modern white suite comprising low level WC, large corner shower with wall mounted chrome drencher shower and handheld shower, ceramic sink with mixer tap and extensive storage cupboards with drawers, fitted mirror with lighting, privacy window to the front aspect, tiled floor.

**UTILITY ROOM** With a range of modern fitted wall and base units with tiled splashbacks and worksurfaces over, inset stainless steel Blanco sink with mixer tap and drainer, space and plumbing for washing machine and dryer, tiled floor, radiator, windows to the side and rear aspects.

#### **First Floor**

**LANDING** Large galleried landing with windows to the front aspect, large airing cupboard with water tank and shelving, large storage cupboard, wood laminate flooring, radiator.

**MASTER BEDROOM** With double glazed window to the rear aspect with views over the gardens and stud land beyond, extensive fitted wardrobes and drawers with mirror frontage. **Ensuite** with suite comprising WC, floating hand wash basin with mixer tap, large corner shower with glass screen and tiled surround, wall mounted chrome shower head and further wall mounted water jets, heated towel rail, tiled floor and walls.

**BEDROOM 2** With windows to the side and rear aspects with views over the garden and stud land beyond, extensive fitted range of cupboard space and wardrobes with drawers below, also with **Ensuite** featuring suite comprising WC, ceramic hand wash basin with vanity cupboard and drawers below, inset mirror with spotlights, extractor fan, access to the loft space.

**BEDROOM 3** With window to the rear aspect with views over the garden and stud land, feature arch window to side, extensive fitted wardrobes with drawers and dressing area.

**FAMILY BATHROOM** With suite comprising WC, ceramic hand wash basin with taps and vanity cupboard with drawers below, inset mirror with vanity cupboards to the side, tiled jacuzzi bath with handheld shower, tiled floor and walls with window to front aspect.

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### Outside

The property is approached via a long private driveway accessed via electric gates leading to extensive gravelled parking area and triple garaging with access to an office/studio. There is a large gated store with timber shed and covered lean to with log store. The attractive front gardens are principally laid to lawn with well stocked borders and high hedgerow leading to a large raised terrace with the rear garden accessed via gates either side of the property. The rear gardens have been beautifully landscaped incorporating lawn a paved terraces and raised flower and shrub beds and enjoy a high degree of privacy and seclusion backing on to Godolphin stud land. There is a range of outbuildings including a **SINGLE GARAGE & DOUBLE GARAGE** both with light and power, as well as a separate **OFFICE/STUDIO** offering potential for conversion STPP currently with power and light, windows to the side and rear aspects, separate cloakroom with WC and hand wash basin and additional store room.

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

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND G.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick built.

**WHAT3WORDS** imposes.eliminate.attic

**EPC C.**

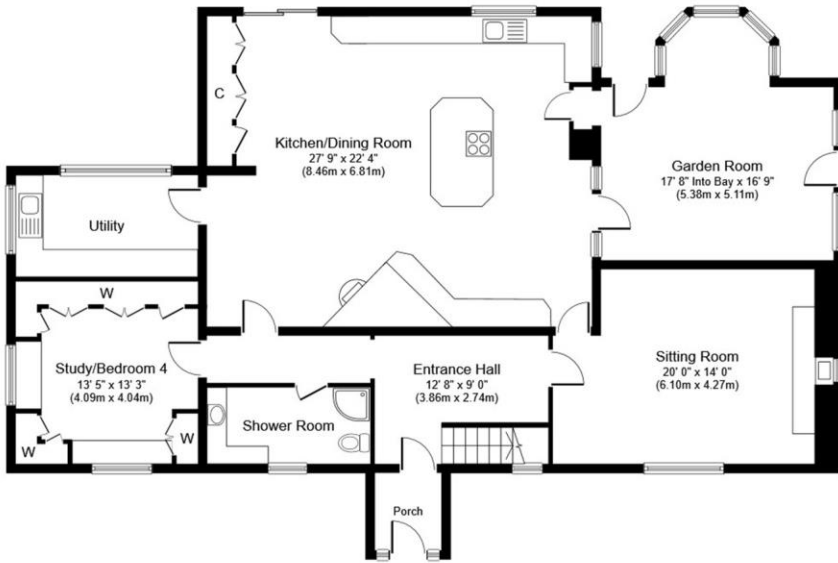
### COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

**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.

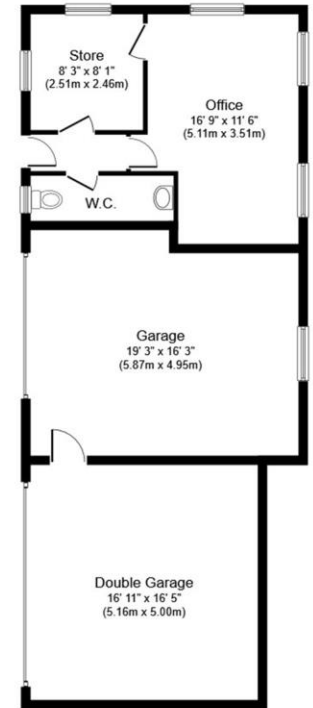




**Ground Floor**  
**Approximate Floor Area**  
**1,618 sq. ft.**  
**(150.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,246 sq. ft.**  
**(115.7 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**1,103 sq. ft.**  
**(102.5 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.







