



11 Rous Road,
Newmarket

DAVID
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Blantyre, 11 Rous Road, Newmarket, Suffolk, CB8 8DH

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 charming Victorian townhouse situated in the heart of town offering elegant living accommodation over 4 stories. The property has retained many original period features including fireplaces, decorative cornicing and sash windows and sits in a quiet and sought after location just a short distance from the high street with the added benefit of an enclosed, low maintenance rear garden.

A charming and tastefully updated four-bedroom Victorian property situated close to the town centre and train station.

Ground Floor

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor.

SITTING ROOM A lovely light room offering elegant period features including an attractive fireplace with marble surround, decorative cornice and window shutters. Open plan through to the:

DINING ROOM Featuring wood effect flooring and a bay window to the rear.

KITCHEN Extensively fitted with a range of units under worktops with a stainless-steel sink and drainer inset. Appliances include a Smeg range cooker with 6-ring gas hob, space for a fridge/freezer and plumbing for dishwasher and a door leads to the rear.

UTILITY ROOM Providing additional storage, space for a tumble dryer and plumbing for a washing machine, boiler serving heating.

Lower Ground Floor

CELLAR A useful store room offering potential for conversion.

First Floor

LANDING With storage cupboard and stairs leading to the second floor.

BEDROOM 2 A charming room with decorative cornice and window shutters.

BEDROOM 3 With storage cupboard, window shutters and outlook to the rear.

BEDROOM 4 Featuring wall to wall fitted wardrobes, window shutters and outlook to the rear.

CLOAKROOM With WC.

FAMILY BATHROOM Tastefully fitted with a modern white suite comprising wash basin, rolled top bath, tiled shower cubicle and heated towel rail.

Second Floor

LANDING With storage in the eaves

MASTER BEDROOM A delightful room featuring fitted wardrobes and

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storage in the eaves whilst enjoying rooftop views across town towards Tattersalls.
En Suite Comprising WC, hand wash basin, tiled shower cubicle and heated towel rail.

Outside

The property enjoys an enclosed, low maintenance rear garden ideal for al fresco entertaining with decked dining terrace and brick BBQ area with a gate leading to a rear pathway providing access for bins etc.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

WHAT3WORDS chess.boat.apply

EPC tbc.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom):

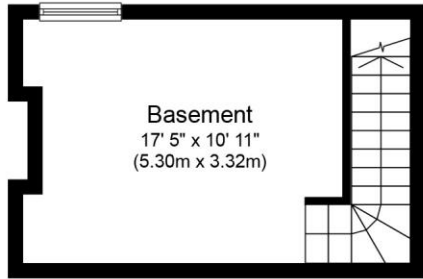
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

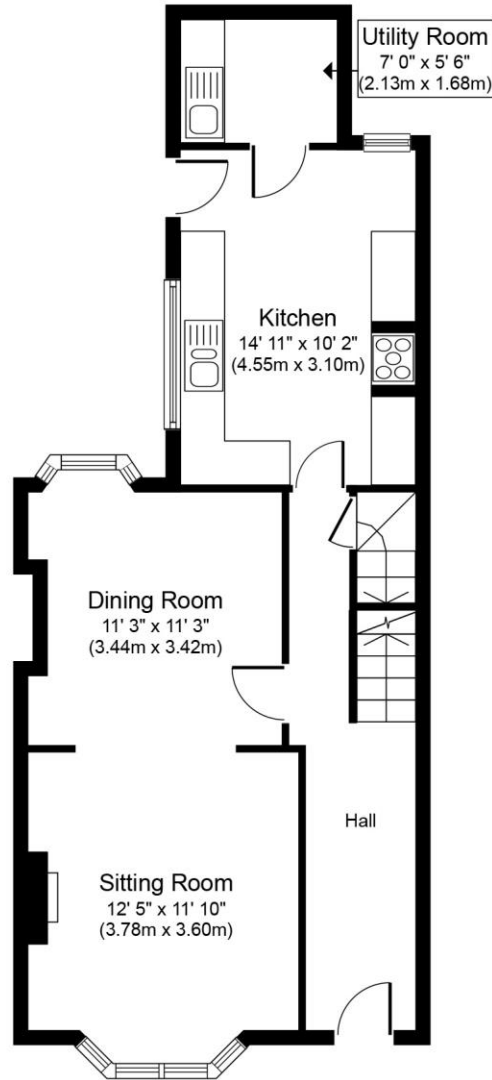
VIEWING by prior appointment only through David Burr estate agents.

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.

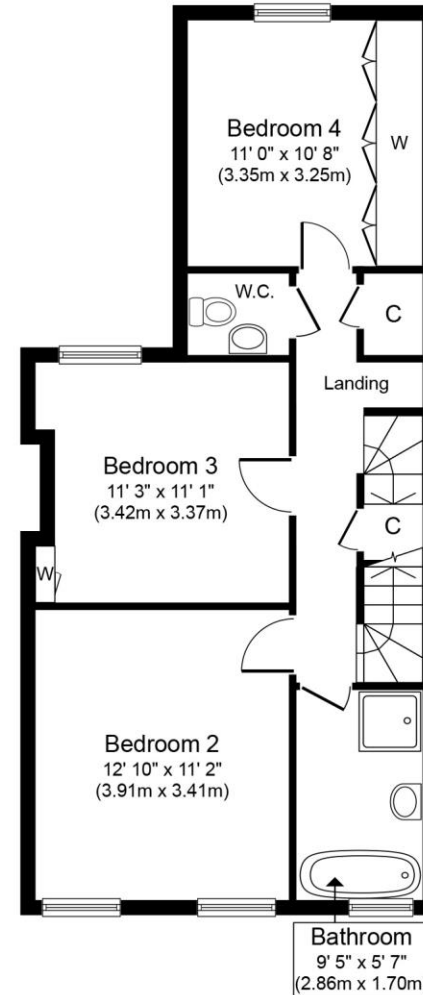




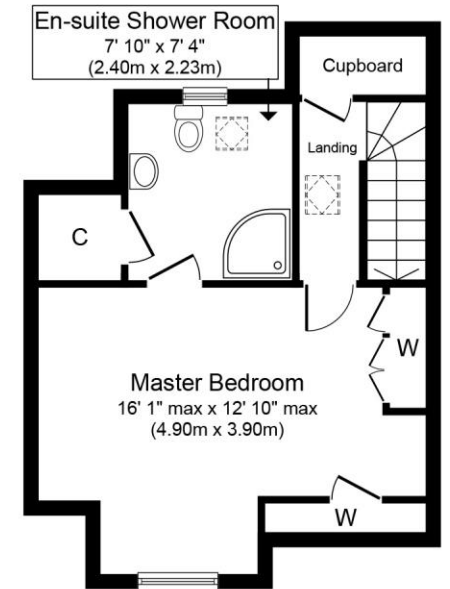
Basement
Approximate Floor Area
183 sq. ft.
(17.0 sq. m.)



Ground Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)



First Floor
Approximate Floor Area
571 sq. ft.
(53.0 sq. m.)



Second Floor
Approximate Floor Area
341 sq. ft.
(31.7 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.

