



**4 Bakers Row,  
Newmarket**

**DAVID  
BURR**



# 4 Bakers Row, Newmarket, Suffolk, CB8 0AA

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.

Boasting a wealth of charm and character, this two-bedroom period cottage is deceptively spacious and is positioned just moments from Newmarket's thriving town centre. The ground floor accommodation offers open-plan living, whilst the first floor offers two comfortable double bedrooms and a bathroom. Externally the property enjoys both front and rear gardens.

## A charming and characterful two-bedroom flint cottage positioned on the outskirts of Newmarket's town centre.

### Ground Floor

**SITTING ROOM** With window to the front aspect and featuring an inset woodburning stove with brick surround and wooden lintel.

**DINING ROOM** A versatile space currently used as both a dining area and as a study space. With storage cupboard under the stairs.

**KITCHEN** Fitted with an in-keeping kitchen with fitted base and wall units with drawers and worktops over. Inset sink and drainer looking over the rear patio, with additional space and plumbing for dishwasher and washing machine. Partially tiled walls with window to rear aspect, and a frosted, partially glazed door leading to the rear garden.

### First Floor

**LANDING** A spacious area with exposed wooden floorboards, a loft access and doors leading to:

**BEDROOM 1** With window to the front aspect, also featuring built in wardrobe and exposed floorboards.

**BEDROOM 2** With window overlooking the rear gardens and fitted wardrobe.

**BATHROOM** Fitted with a bath complete with a shower over, hand wash basin, WC and a Velux window above.

### Outside

Fully enclosed front garden which is mainly gravelled with slabbed pathway leading to the front door, and also with mature shrubs. The rear garden is newly paved for low maintenance and is ideal for alfresco dining with a recently replaced fence and rear gate pedestrian access completing the space.

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

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**AGENTS NOTE** The property has had a new boiler fitted in the past two years and has had all window panes replaced within this timeframe.

**LOCAL AUTHORITY** West Suffolk District Council.

**EPC D.**

**COUNCIL TAX BAND C.** (£1,960.82 per annum)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard Brick and flint construction.

**COMMUNICATION SERVICES (source Ofcom)**

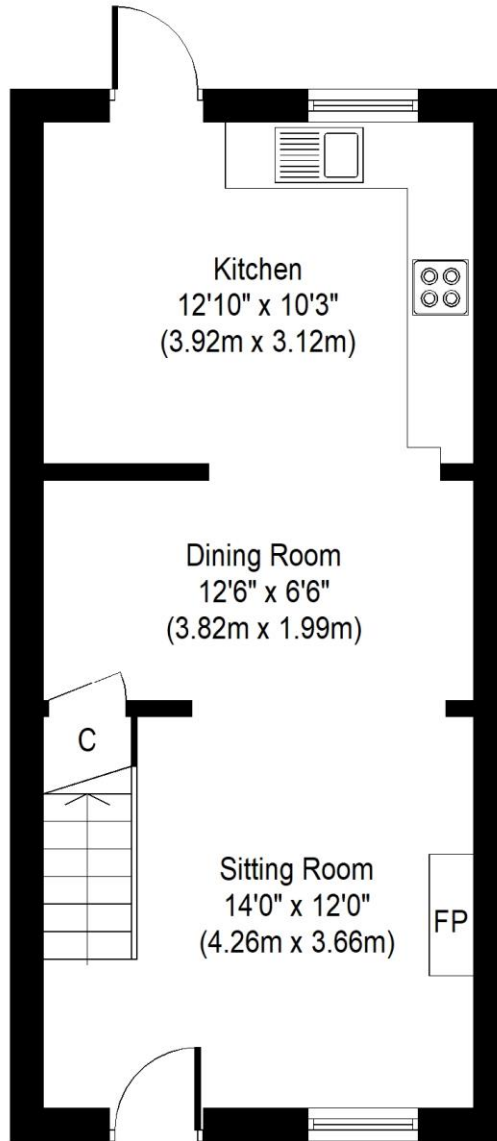
**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

**WHAT3WORDS** teardrop.slacker.drags

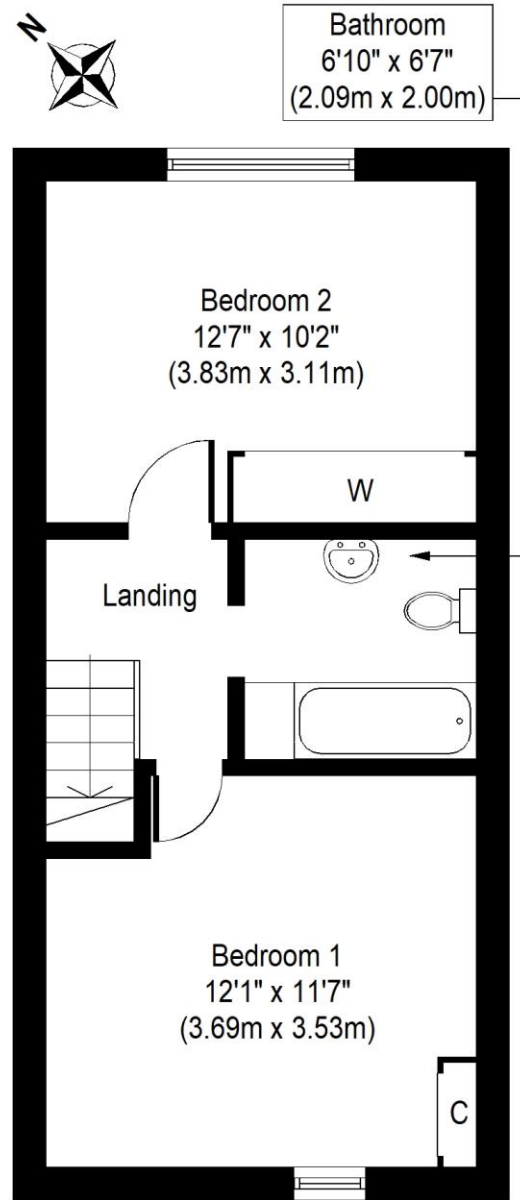
**VIEWING** by prior appointment only through David Burr estate agents.

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**Ground Floor**  
**Approximate Floor Area**  
**376 Sq. ft.**  
**(34.9 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**376 Sq. ft.**  
**(34.9 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. 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.

