



**10 Brookfields Close  
Newmarket**

**DAVID  
BURR**







# 10 Brookfields Close, Newmarket, Suffolk, CB8 7DY

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 deceptively spacious five-bedroom detached family home, positioned in a highly regarded residential cul-de-sac. The property offers the opportunity to further enhance and improve. It benefits from three reception rooms, five bedrooms (the master of which enjoys an ensuite), and mature gardens complete with stunning views over paddocks to the rear. The sale further benefits from no onward chain.

## A deceptively spacious five-bedroom detached family home, positioned in a highly regarded cul-de-sac.

### Ground Floor

**ENTRANCE HALL** An inviting space with parquet flooring, stairs rising to the first floor and doors to:

**SITTING ROOM** A double aspect room with fireplace and mantelpiece as well as bay window to the front and patio doors to the rear of the property.

**STUDY** Also with parquet flooring and a window to the rear aspect.

**DINING ROOM** With parquet flooring and windows to the rear aspect.

**KITCHEN** With matching gloss white base and wall units with worktops over. The space has a tiled floor and tiled up stands. Integrated sink with drainer and mixer tap, double electric oven, electric hob above and extractor over complete the room. Window overlooking the rear garden and door to:

**UTILITY ROOM** With base and wall units with additional sink as well as space and plumbing for washing machine/tumble dryer. Door leading to the rear garden.

**CLOAKROOM** With WC and hand wash basin.

### First Floor

**LANDING** With window overlooking the front aspect, access to the loft and doors leading to:

**MASTER BEDROOM** With built in wardrobes, double window overlooking the rear, and door leading to the **ENSUITE** which is a fully tiled space with three-piece suite comprising WC, hand wash basin and a shower cubicle. Window to the side aspect.

**BEDROOM 2** A spacious double with window to the rear aspect.

**BEDROOM 3** Another spacious double overlooking the front aspect with built in storage.

**BEDROOM 4** A further double with built in storage and a window over the front aspect.

**BEDROOM 5** The final spacious bedroom with outlook to the rear.

**BATHROOM** A fully tiled space with a three-piece suite including a bath complete with hand shower, a WC and hand wash basin. With frosted window to the side aspect.

### Outside

The property is approached on a block paved driveway, providing ample parking for at least 4 vehicles. The remainder of the front garden is mainly laid to lawn and there is also a selection of shrubs and a climbing rose bush to the side of the garage. The double garage is complete with light and power.

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## Outside (Continued)...

To the rear of the property, there is a patio area immediately off the back of the house and the majority of the additional garden is laid to lawn. There are a number of mature trees and shrubs, and to the back of the plot there is a post and rail fence overlooking stunning paddocks.

**SERVICES:** Mains Gas, water and electricity. Gas fired central heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band E.

**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX BAND:** Band F (£3,186.33 per annum).

**TENURE:** Freehold.

## COMMUNICATION SERVICES (source Ofcom):

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

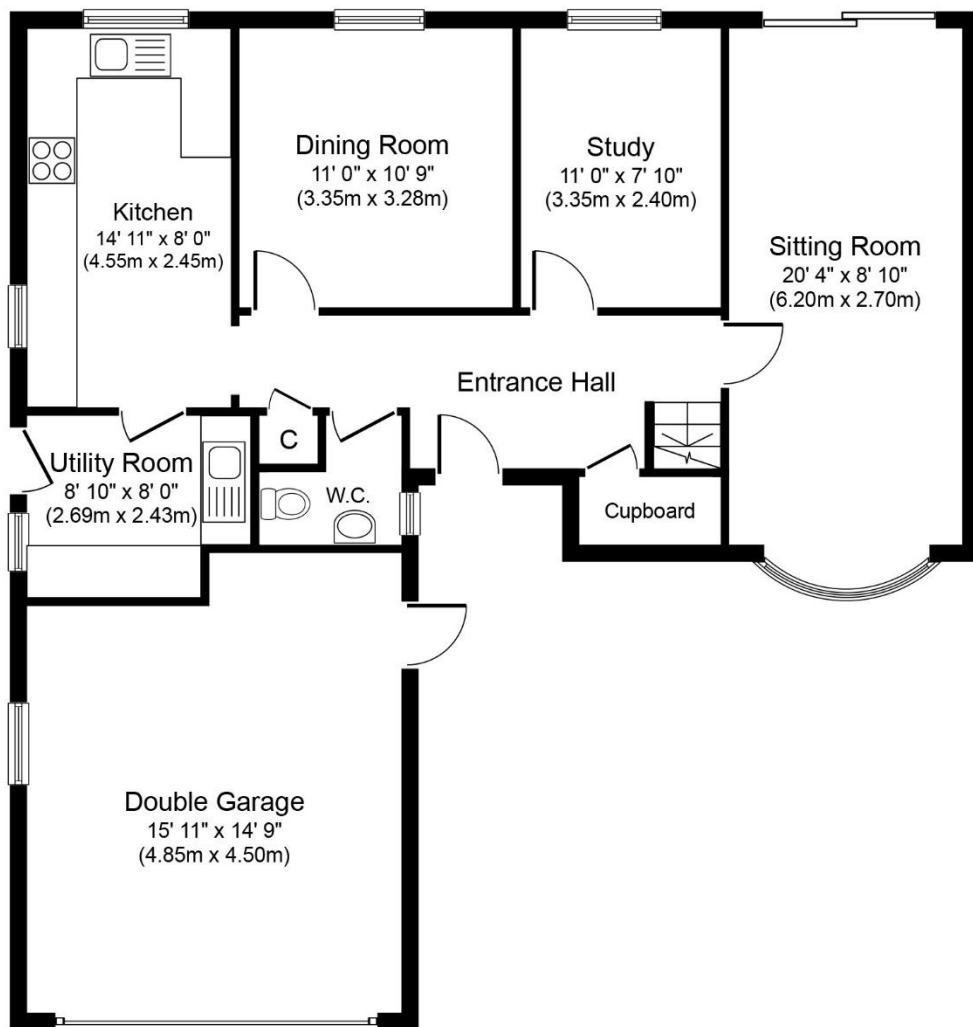
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** driveways.plotter.switch

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
1,010 sq. ft.  
(93.8 sq. m.)



**First Floor**  
Approximate Floor Area  
930 sq. ft.  
(86.4 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.



