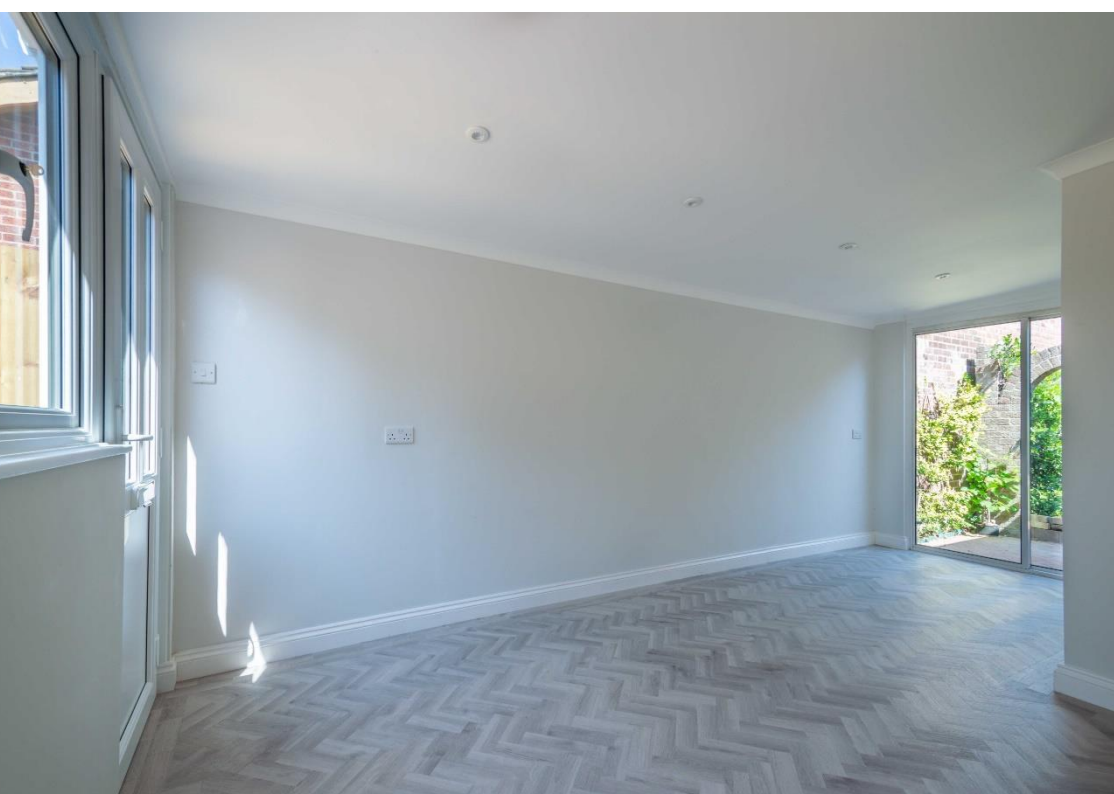




**20 Suffolk Way  
Newmarket, Suffolk**

**DAVID  
BURR**



## 20 Suffolk Way, Newmarket, Suffolk, CB8 0DY

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 comprehensively renovated three-bedroom detached bungalow in this quiet and well-regarded part of Newmarket. The property benefits from a full-face lift and includes a new heating system, electrics, refitted kitchen and bathroom as well as new carpets and a full redecoration throughout. Outside, the spacious driveway, garage and mature front and rear gardens complete the space. The sale further benefits from no onward chain.

### **A newly renovated three-bedroom detached bungalow in this well-regarded part of Newmarket.**

Entering into:

**BREAKFAST ROOM** Entering in from the front door, this double aspect space is ideal for dining or enjoying your morning coffee. With sliding doors leading to the rear garden and herringbone style flooring.

**KITCHEN** The kitchen has been tastefully renovated with newly fitted base and wall units and has worktops over. Inset sink with drainer overlooks the side aspect. Integrated appliances include an electric oven, electric hob with extractor above. There is also a washing machine, dishwasher, fridge and separate freezer. With herringbone style flooring and another window to the front aspect.

**SITTING ROOM** A spacious reception room with feature electric fireplace. Windows to the front and side aspect.

**HALLWAY** With two storage cupboards, access to the loft and doors leading to:

**BEDROOM 1** Spacious double with window overlooking the rear garden.

**BEDROOM 2** Another double with window to the rear aspect.

**BEDROOM 3** With window to the side aspect.

**BATHROOM** The newly fitted bathroom has been stylishly modernised to include a bath with fully tiled surround and shower over, as well as a hand wash basin and heated towel rail.

**CLOAKROOM** Separate space with tiled floor and fitted WC.

#### **Outside**

The property is approached via a block paved driveway which provides parking for several vehicles, and in turn leads to the **single garage** which is complete with light and power. The remainder of the front garden is mainly laid to lawn with a shingle and paved pathway leading to the newly fitted front door.

To the rear of the garage is a **workshop** section which can be separately accessed via a door from the rear garden. The rest of the rear garden is also mainly laid to lawn, with a block paving surround. The space is complete with a selection of planting beds which are filled with a number of mature shrubs.

**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 D.

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

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**COUNCIL TAX BAND:** Band D (£2,205.92 per annum).

**TENURE:** Freehold.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

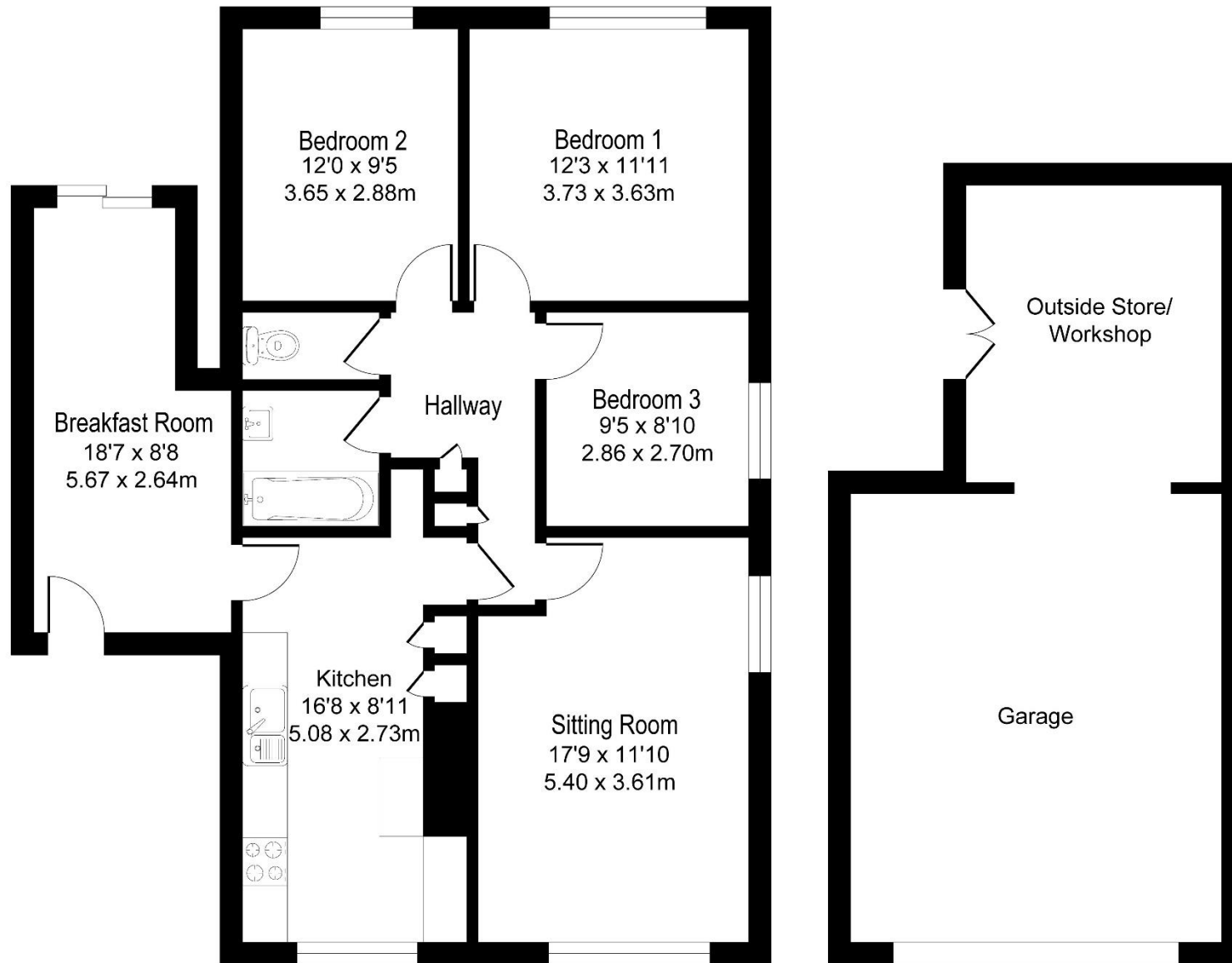
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** backyards.valuables.requested

**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.





Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

