



**12 Hallwyck Gardens
Newmarket**

**DAVID
BURR**



12 Hallwyck Gardens, Newmarket, Suffolk, CB8 9JR

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.

With scope for updating and potential to extend (STPP), this four-bedroom detached property sits in a quiet corner of one of Newmarket's most sought-after postcodes. Featuring open plan living on the ground floor, four spacious bedrooms upstairs, ample off-street parking as well as a garage, the property is an ideal family home. Further benefitting from no onward chain.

A spacious four-bedroom detached home in one of Newmarket's most sought-after areas with scope for updating and extension (STPP).

Ground Floor

ENTRANCE HALL Entering through the part glaze front door. With understairs storage, stairs to the first floor, and doors to:

SITTING ROOM A bright open room with bay window to the front aspect. Also with feature fireplace and archway through to the:

DINING ROOM With sliding doors to the rear garden.

KITCHEN/BREAKFAST ROOM Featuring a range of base and matching wall units, the space is complete with worktops over and an inset sink with drainer looking over the rear garden. Tiled splashbacks, cooker with extractor over and space for additional appliances.

UTILITY ROOM With integral door to the garage, a door and window looking to the rear garden as well as additional worktop space complete with space for water appliances below.

CLOAKROOM With frosted window to the front aspect. Partially tiled with a WC and hand wash basin.

Second Floor

LANDING With storage cupboard, loft access and window to the side aspect.

BEDROOM 1 A spacious double with window to the rear aspect.

BEDROOM 2 Another spacious double with window to the front aspect.

BEDROOM 3 With window to the rear aspect.

BEDROOM 4 With cupboard and window to the front aspect.

BATHROOM With panelled bath and mixer tap as well as separate shower cubicle. Hand wash basin and WC complete the suite. Frosted window to the rear aspect.

Outside

The front of the property is approached by a driveway providing parking for a number of vehicles. Leading to the **SINGLE GARAGE** complete with light and power. The remainder of the front garden is mainly laid to lawn with a selection of shrubs.

The rear garden is fully enclosed and had a paved patio ideal for alfresco dining. The remainder of the space is laid to lawn with shrub borders and side access.

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Material Information

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX: Band E (£2,696.12 per annum)

TENURE: Freehold

EPC RATING: Band C.

COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Likely with all major providers.

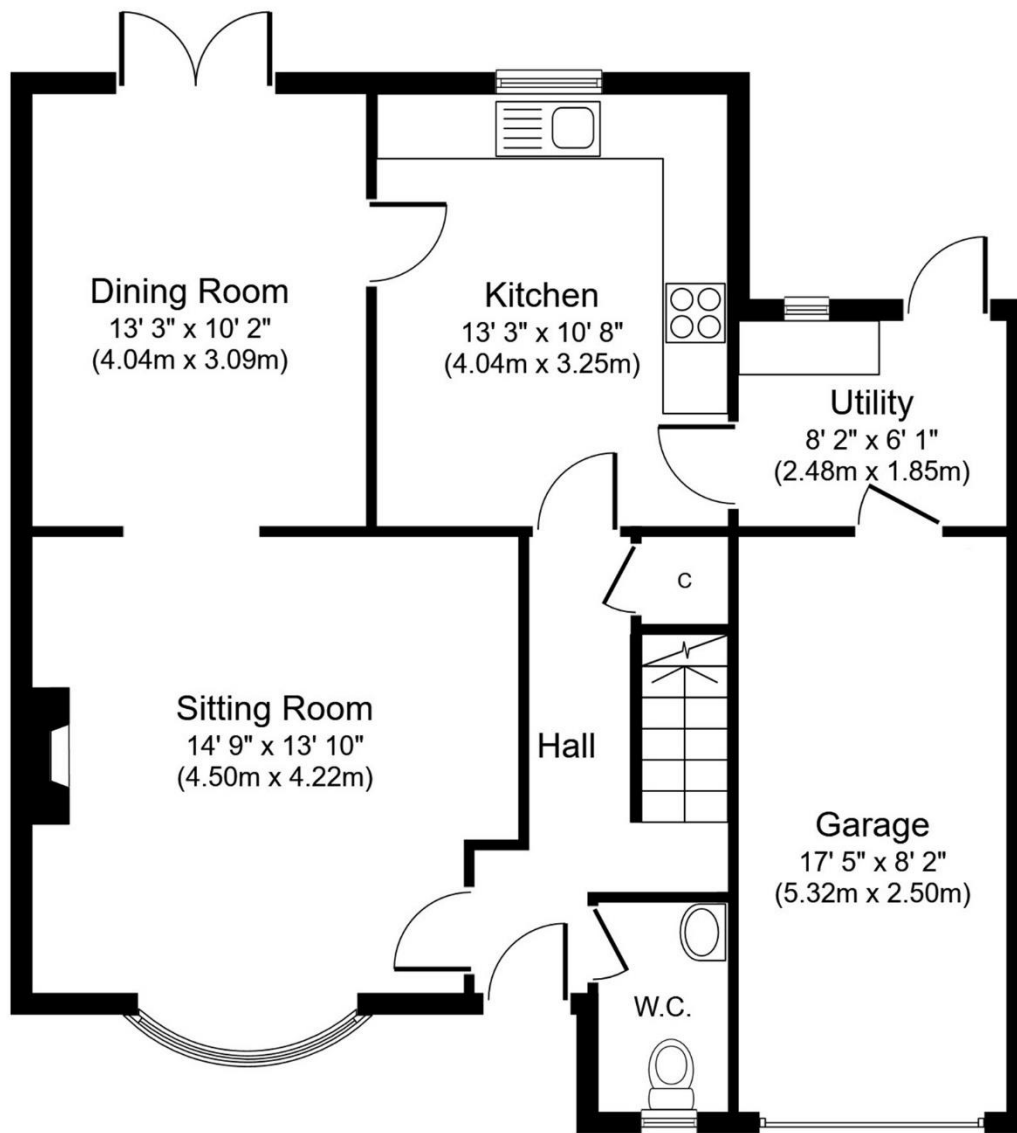
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WHAT3WORDS: dissolves.range.ballparks

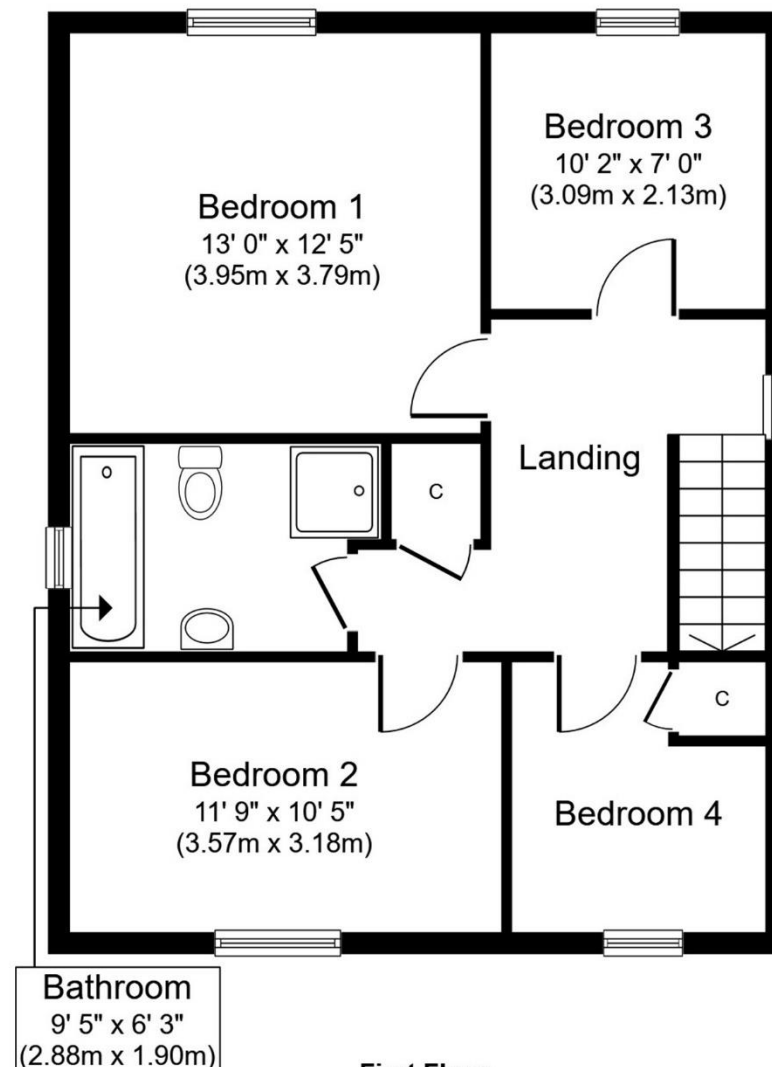
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
803 sq. ft.
(74.6 sq. m.)



First Floor
Approximate Floor Area
577 sq. ft.
(53.6 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.

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