



**July House, 3 Murray Park
Newmarket, Suffolk**

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July House, 3 Murray Park, Newmarket, Suffolk, CB8 9BU

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.

Tucked away in the back corner of this highly sought after and rarely available postcode in Newmarket, is July House. Measuring close to 3,500 sq ft of accommodation the detached six-bedroom property sits in a private gated community of just four properties and benefits from a double garage, a walled wrap around garden as well as access directly up the side of tattersalls and into Newmarket town centre.

A substantial six-bedroom detached property within in a highly sought after gated residence in Newmarket.

Ground Floor

ENTRANCE HALL: Spacious entrance hall, oak staircase rising to the first floor with storage underneath, windows to the front aspect as well as doors leading to the:

KITCHEN / FAMILY ROOM: Fitted with a range of base and wall units with granite worktops over, inset sink with mixer tap overlooking the rear gardens. Island with breakfast bar overhang and storage underneath. Appliances include a double electric oven with separate warming draw, dishwasher, 5 ring gas hob with extractor above. The remainder of the space is versatile with useful dining or additional seating, leading through to:

BREAKFAST ROOM: Fully glazed on all sides looking out over the rear gardens with French doors leading out to the garden.

UTILITY ROOM: Newly fitted utility with door leading to under cover access through to double garage, plumbing for washing machine and tumble dryer.

STUDY: Beautifully panelled and newly decorated space with custom built in storage, window to front aspect as well as a fireplace.

DINING ROOM: Spacious versatile room with double window to front aspect.

SITTING ROOM: Large double aspect room providing spacious versatile room with French doors leading out to the rear garden, fireplace with surround.

CLOAKROOM: Partially tiled and fitted with WC as well as hand wash basin.

First Floor

GALLERIED LANDING: With airing cupboard and as well as additional storage, windows to front aspect and doors leading to:

MASTER BEDROOM: With double window to rear aspect, walk in dressing room with fitted storage, windows to side aspect and door leading to:

EN-SUITE: Requires fitting. Plumbing in place, and newly decorated.

BEDROOM 2: Another generous double with fitted wardrobes, two large windows to the rear aspect, door to:

EN-SUITE: Featuring bath with shower over, vanity unit, WC and window to rear aspect.

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BEDROOM 3: Another spacious double with two windows to the front aspect as well as built in storage.

BEDROOM 4: Another spacious double with two windows to the front aspect and built in storage.

FAMILY BATHROOM: Recently refreshed, the space features a panelled soaking tub, separate shower cubicle, WC, vanity unit with tiled back splash as well a heated towel rail.

Second floor

BEDROOM 5: Another spacious double with unrestricted head height, built in eaves storage and two Velux windows.

BEDROOM 6: Another large double with unrestricted head height, eaves storage and two Velux windows.

SHOWER ROOM: A partially tiled three-piece suite to include shower, hand wash basin, WC and two Velux window.

Outside

The property is approached through electric gates leading to July House tucked in the back corner of the development. The property has substantial frontage providing parking for several vehicles, **DOUBLE GARAGE** with separate electric up and over doors with separate side access complete with light and power. The remainder of the front aspect has extensive planting with an iron gate leading to the rear garden, the majority of the rear garden are laid to lawn with a wraparound effect giving the garden a very private feel with no overlooking properties. A large patio area is ideal for alfresco dining and the remainder of the space is cleverly landscaped with a selection of mature trees and shrubs. Additionally, there is direct access out of the rear garden to the side of Tattersalls leading to the centre of Newmarket.

AGENTS NOTE: The property benefits from an alarm, CCTV and the owner pays £200 per quarter into a communal fund which covers the maintenance and upkeep of things such as the electric gates, communal driveway and any other works that may be required.

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

EPC RATING: Band C.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: G. (£3,676.53 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

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

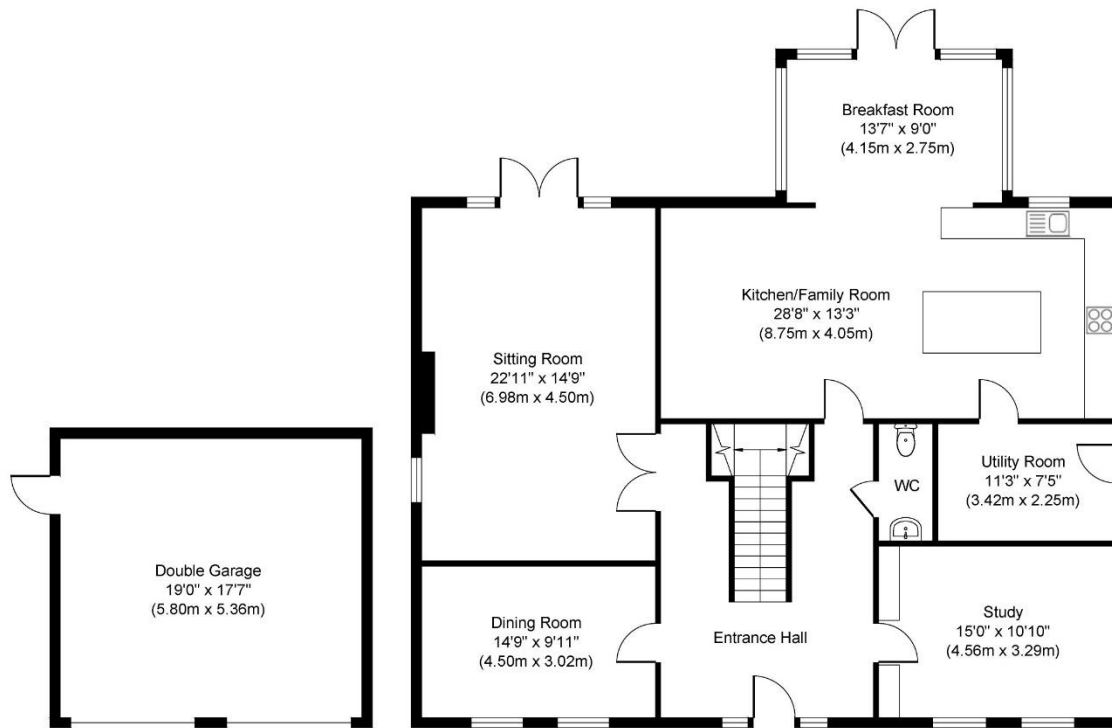
Phone Signal: Likely with all major providers.

WHAT3WORDS: usage.influence.thank

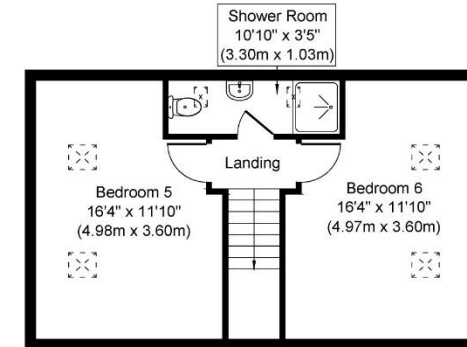
VIEWING: Strictly by prior appointment only through DAVID BURR.

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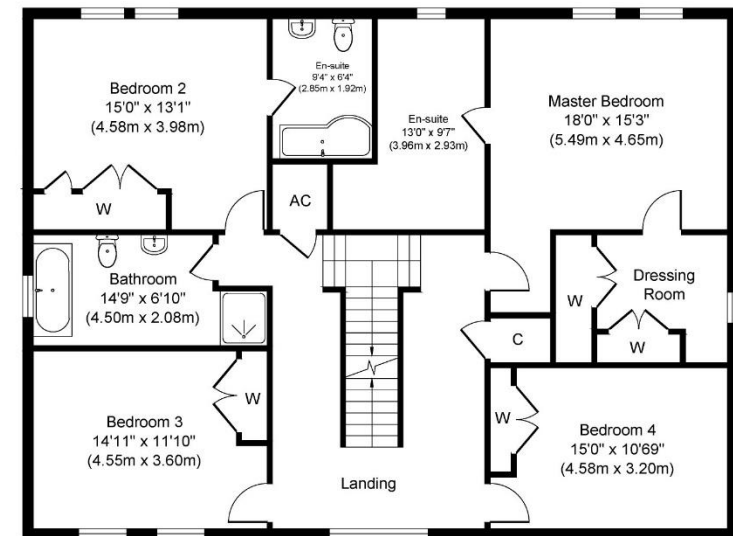




Ground Floor
 Approximate Floor Area
 1,534 sq. ft
 (142.52 sq. m)



Second Floor
 Approximate Floor Area
 449 sq. ft
 (41.74 sq. m)



First Floor
 Approximate Floor Area
 1,407 sq. ft
 (130.69 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.



