



**2 Adastral Close
Newmarket, Suffolk**

**DAVID
BURR**



2 Adastral Close, Newmarket, Suffolk, CB8 0PX

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 spacious three-bedroom detached property tucked away at the end of this quiet close. The property offers generous accommodation alongside an integral garage with ample off-street parking, as well as a well presented south-facing rear garden. Further benefiting from a lovely garden room which is flooded by natural light and is all within walking distance of the town's amenities.

A spacious three-bedroom detached property in a popular location with a south facing rear garden.

Ground Floor

ENTRANCE HALL A welcoming space with stairs rising to the first floor and understairs storage. Doors leading to:

SITTING ROOM A spacious and light room with sliding doors to:

GARDEN ROOM A south facing room with ceramic tiled floors, ceiling lights and doors leading to the rear terrace and gardens.

DINING ROOM Open to the kitchen and with a separate door and window into the Study.

KITCHEN A modern fitted kitchen with a range of base and wall units, complete with worktops over. Inset stainless steel sink and drainer with mixer tap overlooking window to the side aspect. Integrated appliances include a four-ring gas hob with extractor above, integral fridge/freezer and additional window to the front aspect.

STUDY With wood effect flooring, integral door into the garage and window as well as door to the rear aspect.

CLOAKROOM Fully tiled walls and flooring fitted with WC and hand wash basin.

First Floor

LANDING With built in storage cupboard, access to the loft and window to the front aspect.

BEDROOM 1 A generous double bedroom with window overlooking the rear garden.

BEDROOM 2 Another generous double with window overlooking to rear garden.

BEDROOM 3 With outlook over the front aspect.

BATHROOM A modern and spacious room with a white suite comprising a bath with shower over and glass screen, hand wash basin as well as WC. Frosted window to the side aspect.

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Outside

The property is approached via a generous parking area which in turn leads to the SINGLE GARAGE which is complete with light and power. There is also space and plumbing for a washing machine and tumble dryer. The remainder of the front aspect is laid to lawn with exterior lighting and path way to the side and a gate into:

The rear gardens are well maintained and benefit from a southerly aspect and privacy. There is a terraced area, lawns, exterior lighting and an external tap. The gardens are well established with mature shrubs and trees, all enclosed within high level fencing. The garden is complete with a timber shed.

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

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: D £2,205.92

EPC RATING: Band C.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

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

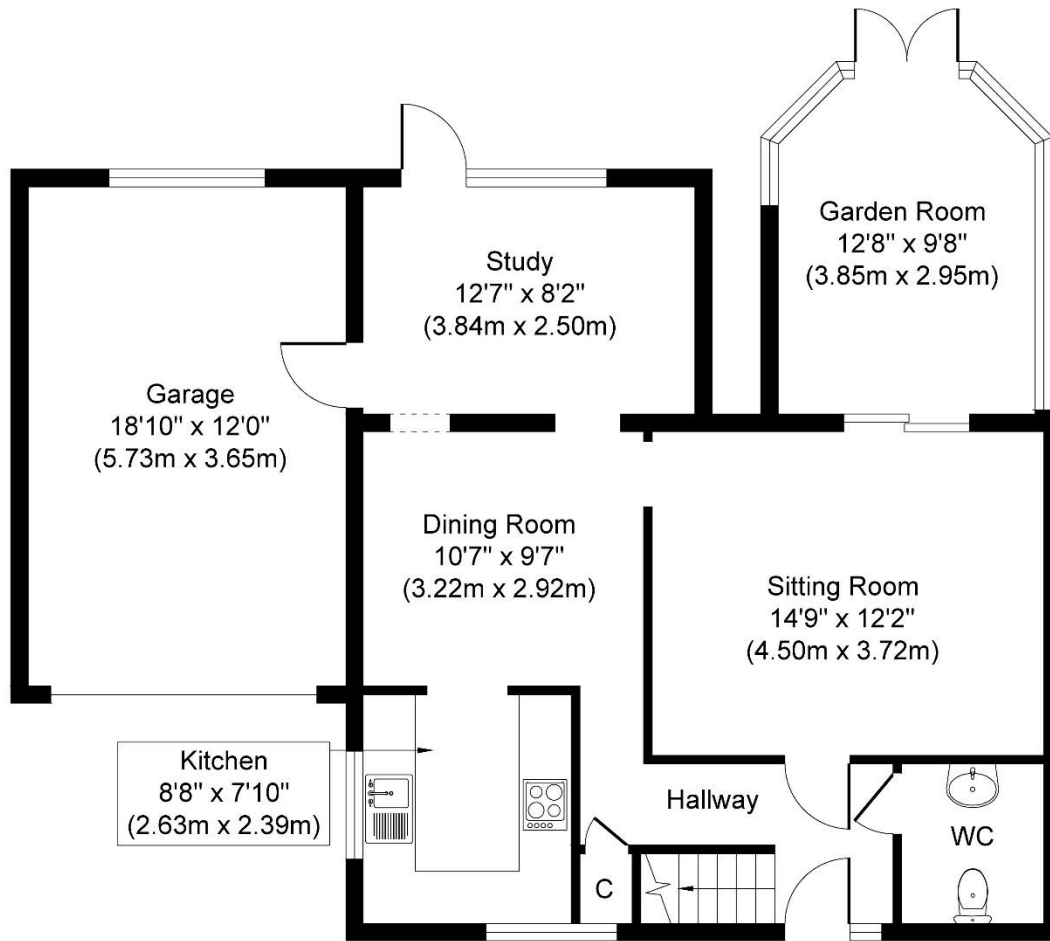
Phone Signal: Likely with all major providers.

WHAT3WORDS: directive.politics.shells

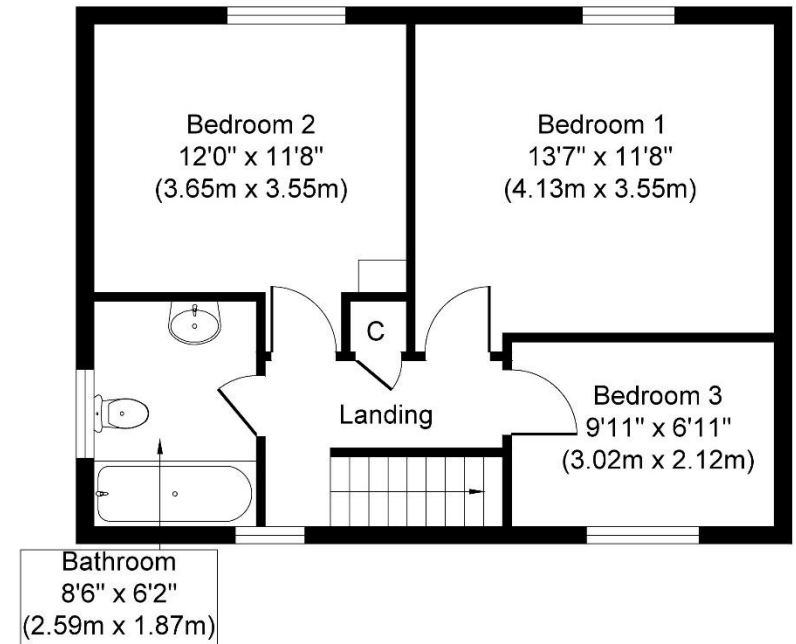
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
951 sq. ft
(88.33 sq. m)



First Floor
Approximate Floor Area
486 sq. ft
(45.12 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.

