



**64 Meadow Lane  
Newmarket, Suffolk**

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# 64 Meadow Lane, Newmarket, Suffolk, CB8 8FZ

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.

This substantial detached property is situated in a quiet position within one of the town's most desirable locations. The property offers tastefully presented living accommodation with a spacious and flexible layout and extensive parking for several vehicles, a double garage, delightful landscaped, private and enclosed garden and a pleasant open aspect to the front.

## **An impressive and immaculately presented five-bedroom detached house in Newmarket with a large driveway, double garage and landscaped gardens.**

### **Ground Floor**

**ENTRANCE HALL:** Spacious entrance hall with Oak stairs to the first floor, built-in cupboard, a motion sensor alarm system, glazed entrance door and radiator.

**CLOAKROOM:** Recently refitted with low level WC, ladder style radiator, Tiled floor and sink bowl with vanity storage below

**SITTING ROOM:** Spacious double aspect room with French doors to the garden, Fireplace with gas flame effect fire and stone surround. Two double radiators.

**DINING ROOM:** Glazed double doors into a spacious room

**STUDY:** Light room with bespoke shutters to the window.

**KITCHEN/BREAKFAST ROOM:** Fitted with a range of modern quality units, under granite work surfaces. Comprising 1.5 bowl sink unit with cupboards under, further base and wall mounted cupboards, Range style oven with extractor hood over, wine cooler, built-in dishwasher, 2 radiators, French doors to the garden. Tiled floor with Porcelanosa, TV aerial point, fitted microwave, water conditioner and bespoke shutters to the side aspect.

**UTILITY ROOM:** With Stainless steel sink and drainer under granite work surfaces, base and wall mounted cupboards, plumbing for a washing machine, radiator, cupboard housing gas fired boiler, glazed door to the garden, space for tumble dryer and tiled floor. Bespoke fitted shutters to the window.

### **First Floor**

**GALLERIED LANDING:** With airing cupboard housing hot water tank, radiator.

**MASTER BEDROOM:** Generous and light spacious room with archway leading to the DRESSING ROOM which is fitted with high quality Hammonds wardrobes with radiator. The master also benefits from an EN-SUITE SHOWER ROOM which has a drench shower cubicle, with overhead shower and handheld attachment, glass screen and shampoo niche with basin and fitted vanity unit, additional storage cupboard, fully tiled. The space also benefits from a heated towel rail, heated mirror and underfloor heating.

**BEDROOM TWO:** Another generous double with fitted wardrobes, 2 radiators with access to roof space. The room also benefits from an EN-SUITE with shower cubicle, basin and vanity unit, low level WC, tiled floor, radiator, shower points, under floor heating, heated mirror, chrome heated towel rail and extractor.

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**BEDROOM 3:** With a range of fitted wardrobes and double aspect.

**BEDROOM 4:** Spacious double with a range of fitted wardrobes.

**BEDROOM 5:** Range of fitted wardrobes

**FAMILY BATHROOM:** With freestanding egg bath, basin and fitted vanity units, Minerva tap with handheld shower attachment, heated towel rail, tiled floor, shower points, underfloor heating, heated mirror.

## Outside

The house is situated on a corner plot, brick paved driveway with off road parking leading to a DOUBLE GARAGE with remote controlled up and over doors as well as light and power inside. Beautifully landscaped front garden. To the rear the garden is enclosed, with two large dining patio areas, landscaped with flower and shrub beds, exterior light onto the patio and feature lighting within planted borders. The remainder is laid to lawn with access to the rear of the double garage.

**SERVICES:** Mains Drainage, Mains water, Gas central heating to radiators, Mains Electricity. NOTE: None of these have been tested by the agent.

**AGENTS NOTE:** There is an annual maintenance charge of £728 for the communal spaces on the development.

**EPC RATING:** Band C.

**LOCAL AUTHORITY:** East Cambridgeshire District Council

**COUNCIL TAX BAND:** F. (£3,272.00 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.

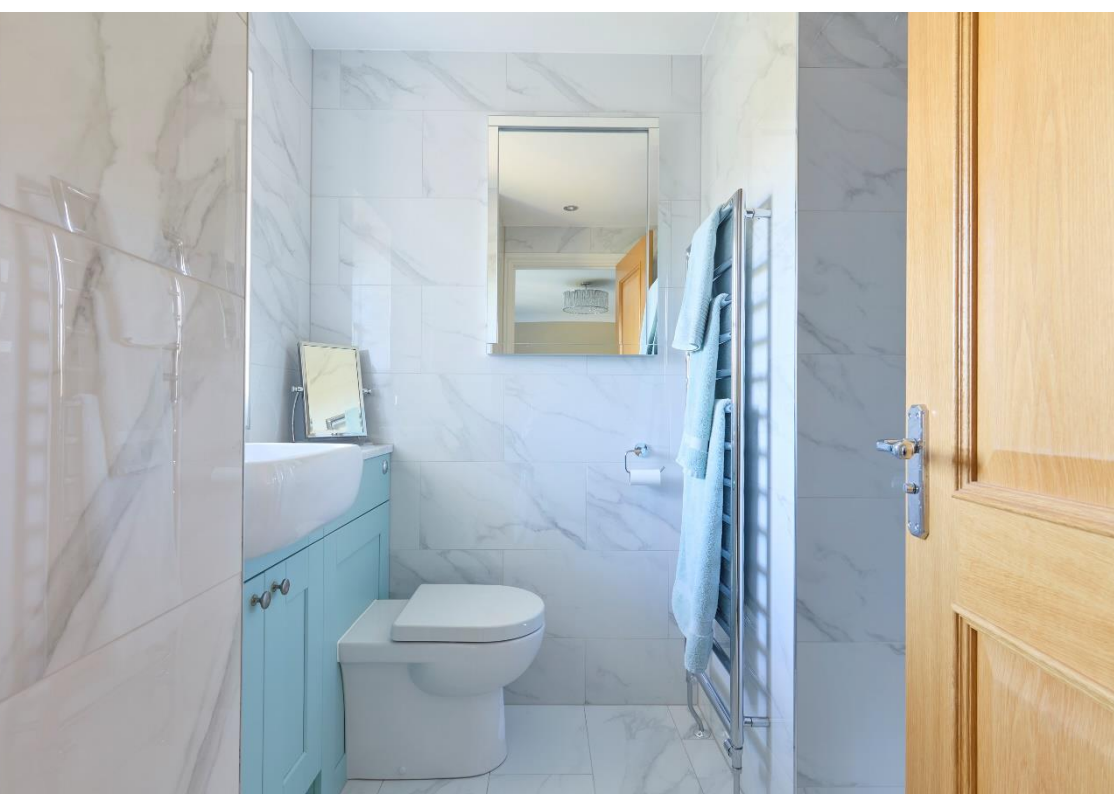
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** lyricist.rollover.relations

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

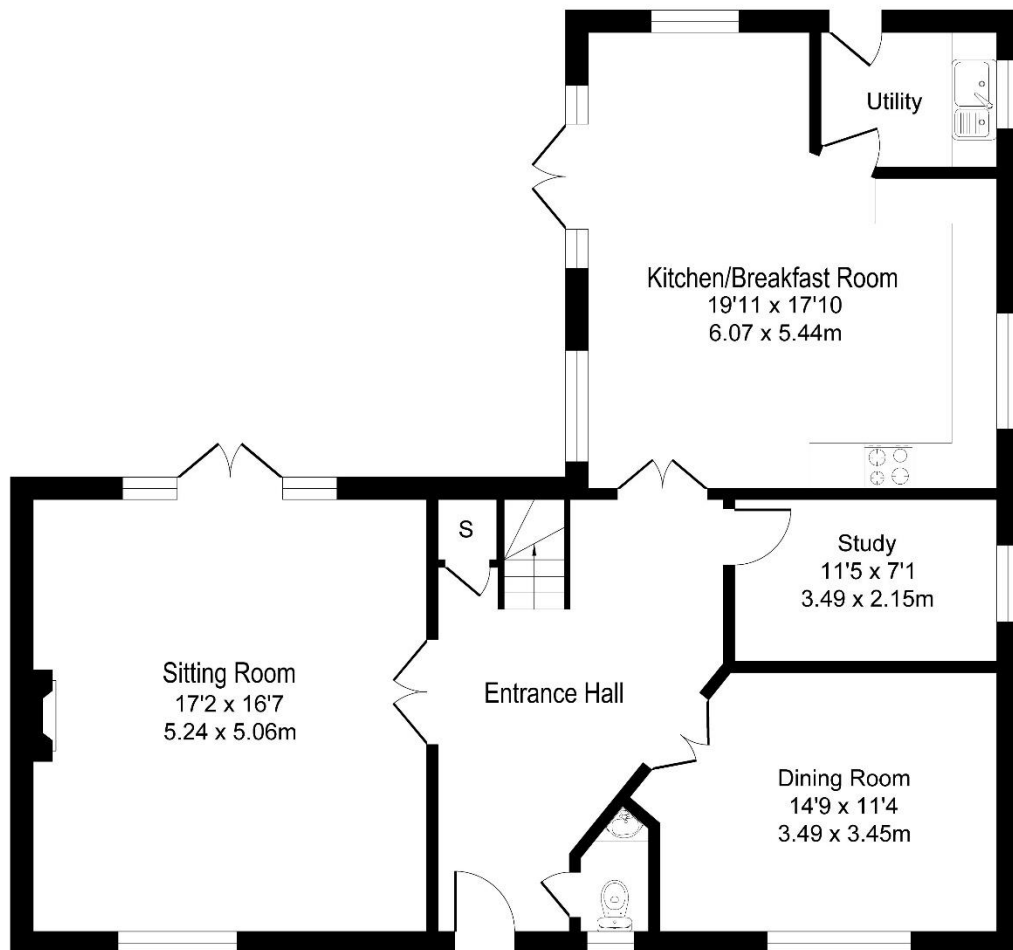
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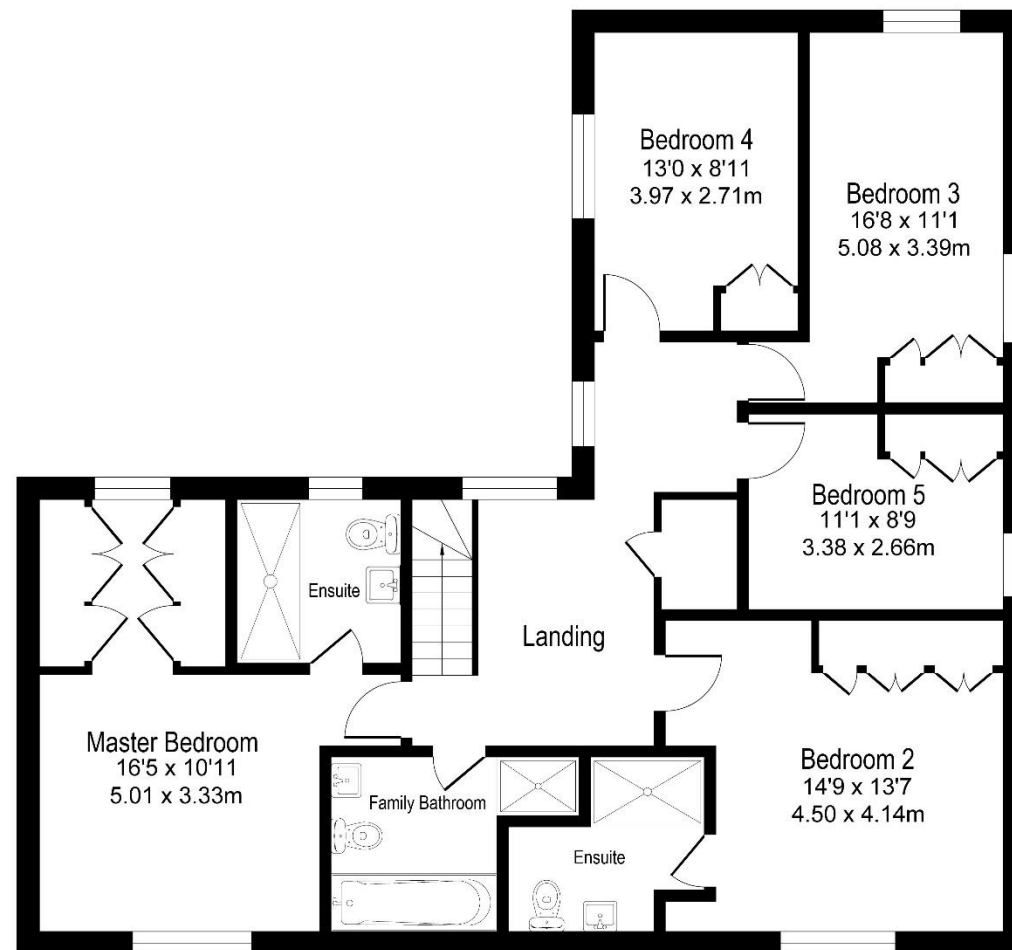
### Ground Floor

Area: 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup>



### First Floor

Area: 97.2 m<sup>2</sup> ... 1047 ft<sup>2</sup>



Total Area: 195.1 m<sup>2</sup> ... 2101 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



