



**12 Four Mile Stable Farm,
Cambridge Road**

**DAVID
BURR**



12 Four Mile Farm Stables, Cambridge Road, Newmarket, CB8 0TN

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 deceptively spacious and well-presented three-bedroom semi-detached cottage situated between Newmarket and Cambridge offering a large garden and stunning countryside views. The well-proportioned accommodation offers a kitchen, dining room, sitting room, three bedrooms and a bathroom. Externally boasting ample driveway parking and a large south-facing rear garden.

A spacious three-bedroom cottage situated less than 7 miles from Cambridge city.

Ground Floor

ENTRANCE HALL Entering through a cover porch into the hallway housing the boiler and window to the side aspect.

CLOAKROOM Fitted with W/C, hand wash basin and frosted window to side aspect.

SITTING ROOM With exposed brick open fire place and window to rear aspect.

BATHROOM With bath complete with shower over, tiled walls, hand wash basin, heated towel rail, frosted window to front aspect and airing cupboard.

KITCHEN With cupboard under the stairs. Fitted with a range of matching base and wall units complete with worktops over, inset stainless steel sink with mixer tap overlooking window to the garden. Cooker with double oven and four ring electric hob, space and plumbing for washing machine and dishwasher with stable door leading to.

DINING ROOM With window to rear aspect and stairs rising to

First Floor

LANDING With loft access and doors leading too.

BEDROOM 1 A spacious double with two windows overlooking the rear aspect.

BEDROOM 2 Another spacious double with large window overlooking the rear garden.

BEDROOM 3 Final spacious double with window overlooking rear garden.

BATHROOM Fitted with a bath and shower over, wash hand basin, WC, window to rear aspect and an airing cupboard.

Outside

The property benefits of fully enclosed gardens with communal parking to the rear. The mature gardens are mainly laid to lawn and feature a range of established shrubs and trees with stunning countryside views over the rear and side aspect.

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Material Information

SERVICES Oil central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band D.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND C (£2,112.75 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Download 1800 Mbps, Upload 220 Mbps

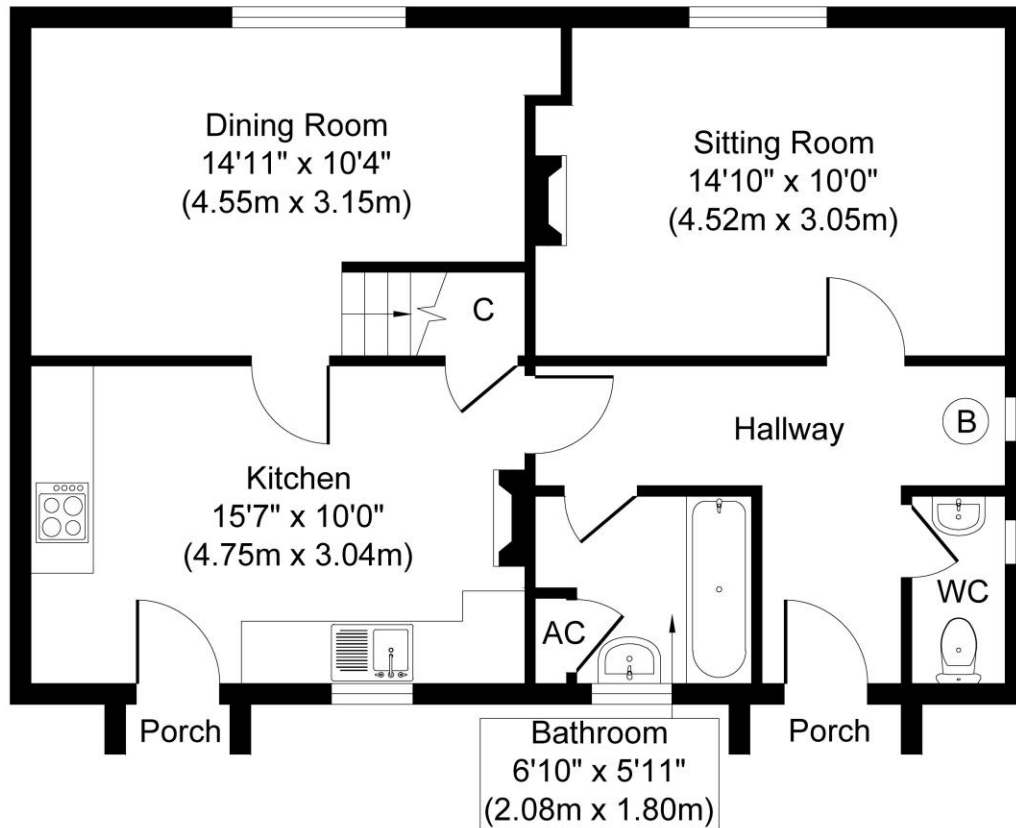
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS started.wasps.staging

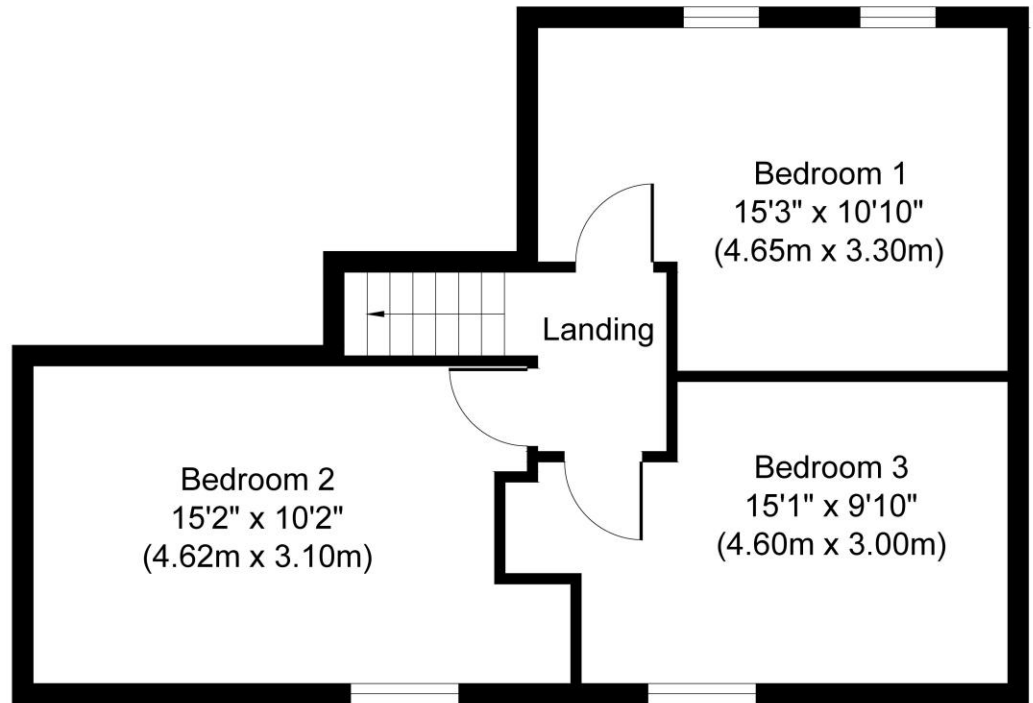
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
635 sq. ft
(59.03 sq. m)



First Floor
Approximate Floor Area
484 sq. ft
(44.94 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.



