



**1 Wyndham Way,  
Newmarket**

**DAVID  
BURR**



# 1 Wyndham Way, Newmarket, CB8 7DS

Nestled in the heart of Suffolk's celebrated horse-racing country, Newmarket is a town of distinguished charm and international renown. Famed as the home of British horseracing, its rich heritage is matched by a thriving modern community, with elegant period homes, boutique shopping, and a superb range of dining establishments. The town enjoys excellent connections to Cambridge and London, yet offers the tranquillity of countryside living, with rolling landscapes and historic landmarks on the doorstep. Whether drawn by its equestrian prestige or its refined lifestyle, Newmarket remains one of the region's most desirable addresses.

Set on a generous plot in a highly sought-after area, this three-bedroom detached bungalow offers versatile accommodation with excellent potential to update and extend (subject to planning). Located in a peaceful residential setting within walking distance of local amenities, it features wraparound gardens providing privacy, along with a long driveway and a detached garage.

## **A spacious three-bedroom detached bungalow on a generous plot, offering superb potential to extend, with wraparound gardens, a long driveway, and detached garage in a prime, peaceful location.**

### **Ground Floor**

**ENTRANCE PORCH** With door leading to:

**ENTRANCE HALL** A spacious and welcoming entrance hallway with a useful storage cupboard for coats and shoes, as well as access to the loft space.

**KITCHEN** A bright kitchen with a large front-aspect window. Fitted with a range of base and wall units, ample worktop space, inset stainless steel sink, built-in oven with four-ring ceramic hob and extractor hood above. There is plumbing for a washing machine, a wall-mounted gas-fired boiler, a storage cupboard, and a side door providing access to the garden.

**LIVING ROOM** A well-proportioned reception room featuring an open brick fireplace, with sliding doors opening to:

**CONSERVATORY** A versatile additional living space, enjoying windows to the side and rear aspects along with French doors opening to the garden.

**BEDROOM 1** A double bedroom with rear aspect window and fitted wardrobes.

**BEDROOM 2** A double bedroom with front aspect window.

**BEDROOM 3** A double bedroom with side aspect window and fitted wardrobes.

**BATHROOM** Fitted with a panelled bath and glass shower screen with mixer shower, low-level WC, wash hand basin, heated towel rail, and obscured rear aspect window.

### **Outside**

The property sits on a generous plot, set back from the road. The front garden is partly laid to lawn and gravel, with a long driveway leading to a detached single garage. The rear garden extends to the side and rear of the property, being mainly laid to lawn with a patio seating area. Mature trees to the rear boundary provide excellent privacy.

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND E.** (£2,830.42 per annum)

**EPC D.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** idealist.explained.manager

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

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor

Approximate Gross Internal Area  
Main House 1165 sq ft (108 sq m)

Garage 155 sq ft (14 sq m)

Total 1320 sq ft (123 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



