



**29 Adastral Close,  
Newmarket**

**DAVID  
BURR**







# 29 Adastral Close, Newmarket, 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.

Enjoying 1,540 sq ft of accommodation, to include a well-equipped open-plan kitchen/dining room, an inner lobby area with utility, four generously proportioned bedrooms, and a refitted en-suite bathroom. Complete with a garage and enclosed gardens, and offered for sale with no upward chain attached.

## A spacious 4-bedroom semi-detached family home with South/West facing landscaped rear garden, tucked away in a highly regarded and popular residential area.

### Ground Floor

**ENTRANCE HALL** Entrance Hall with stairs rising to the first floor and a useful understairs storage cupboard.

**KITCHEN** Fitted with a matching range of base and eye-level units with worktop space over and a Franke stainless steel sink with single drainer. Integrated fridge/freezer and dishwasher, ceramic hob with extractor hood above, and plumbing for a washing machine. uPVC double-glazed window to the rear, door to the side lobby, and open access into the dining room.

**DINING ROOM** Light and airy dining space with uPVC double-glazed window to the rear and sliding patio doors opening directly onto the garden.

**SITTING ROOM** Comfortable front-facing reception room featuring a uPVC double-glazed window and a feature fireplace with fitted gas fire.

**SIDE LOBBY** Providing access to both the front and rear of the property and leading to the utility/boiler room.

**UTILITY / BOILER ROOM** Useful additional space with plumbing for a washing machine and tumble dryer, and housing the wall-mounted gas-fired boiler.

**GARAGE** Single garage with up-and-over door, benefiting from power and lighting.

### First Floor

**LANDING** Spacious landing with access to the loft and an airing cupboard.

**BEDROOM 1** Generous principal bedroom with uPVC double-glazed window to the front and access to the en-suite.

**BEDROOM 2** Good-sized double bedroom with uPVC double-glazed window to the front.

**BEDROOM 3** Further bedroom with uPVC double-glazed window overlooking the rear garden.

**BEDROOM 4** Versatile bedroom featuring a uPVC double-glazed leaded light window to the front and a built-in cupboard.

**BATHROOM** Refitted family bathroom with a three-piece suite comprising bath with electric shower over, pedestal wash hand basin, and low-level WC. Tiled splashbacks and uPVC double-glazed window to the rear.

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## Outside

**FRONT** Ample block-paved driveway providing off-road parking.

**REAR GARDEN** Attractive south-westerly facing landscaped garden featuring a patio seating area, lawn edged with shrub borders, and outside lighting

**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 C.** (£2,058.49 per annum)

**EPC C.**

**TENURE** Freehold.

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

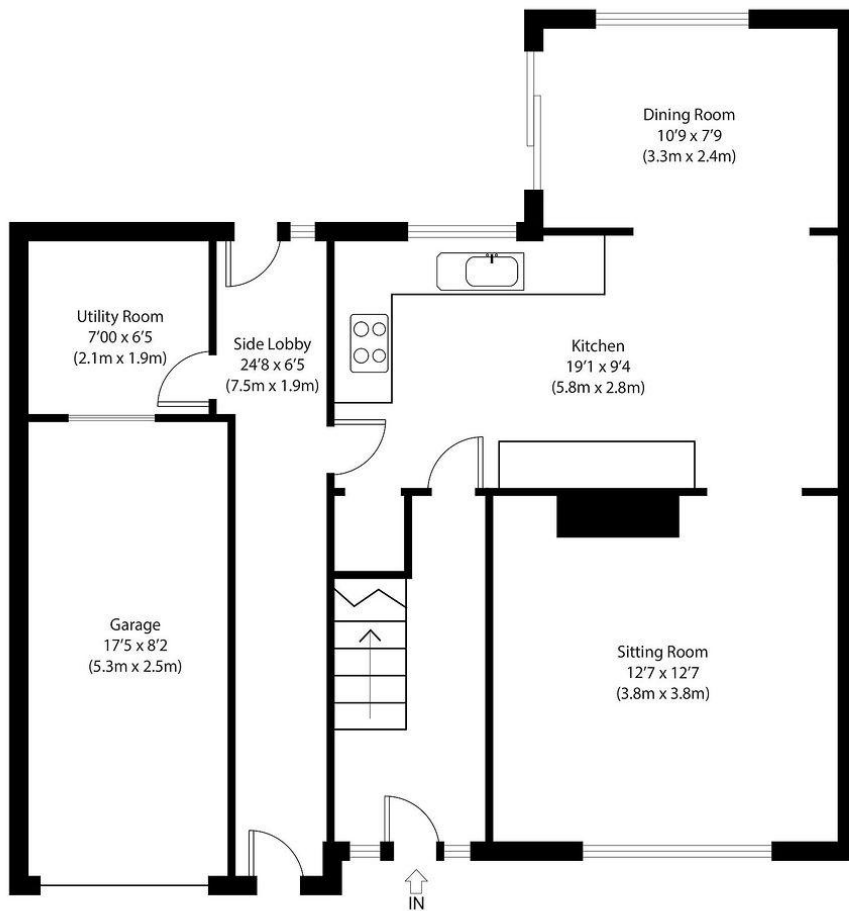
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** shortcuts.armful.latcher

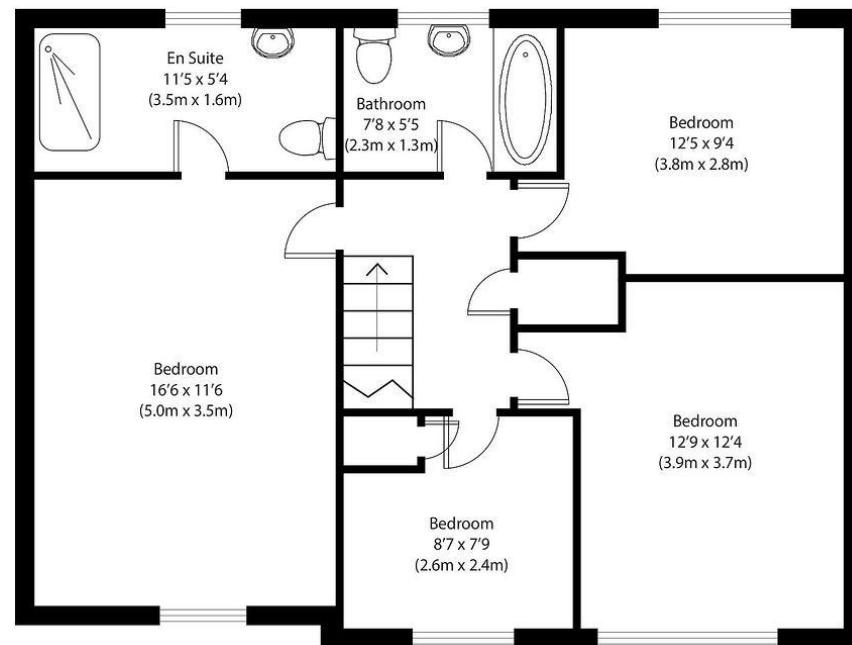
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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



First Floor



Approximate Gross Internal Area  
1540 sq ft (143 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.  
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