



**51 Duchess Drive,
Newmarket**

**DAVID
BURR**



51 Duchess Drive, Newmarket, CB8 8AJ

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 spacious property enjoys around 1,000 sq ft of accommodation and comprises a modern fitted kitchen, sitting room, three principal bedrooms with an ensuite shower room to the master. There is also a fourth bedroom with versatile use as a formal dining room or office facility. Complete with rather lovely mature rear gardens and a large detached summerhouse with ample off-road parking available to front.

A well-presented detached three / four-bedroom detached bungalow standing in one of Newmarkets most sought after locations.

ENTRANCE PORCH With doors leading through to the main entrance hallway and providing access to the front driveway.

ENTRANCE HALL Offering access to all principal rooms, complete with a useful storage cupboard housing the gas boiler.

KITCHEN A well-appointed modern fitted kitchen featuring a range of eye and base level units with wooden worktops. Includes a ceramic sink with mixer tap, range cooker with stainless steel splashback and extractor, integrated appliances including microwave, washing machine, and dishwasher, plus space for a fridge/freezer. Finished with underfloor heating, a rear-facing window providing natural light, and a side access door.

SITTING ROOM A bright and spacious living area with attractive wooden flooring. French doors open directly onto the rear garden, complemented by a side aspect window.

DINING ROOM A versatile and well-proportioned room, ideal as a dining room, home office, or additional bedroom, with a window to the side aspect.

MASTER BEDROOM A generously sized double bedroom with a side-facing window.

EN SUITE Modern suite comprising a low-level WC, wall-mounted hand basin with mixer tap, and a walk-in shower. Finished with a chrome heated towel rail.

BEDROOM 2 A spacious double bedroom with a window to the front aspect.

BEDROOM 3 Featuring a charming bay window to the front.

BATHROOM Fitted with a white suite, including a low-level WC, wall-mounted basin with storage beneath, and a panelled bath with overhead shower. Finished with attractive tiling, a heated towel rail, and dual obscured windows.

Outside

FRONT An expansive gravel driveway provides ample off-road parking, complemented by a planted bed with a variety of mature shrubs. Gated side access leads to the rear garden.

REAR A beautifully maintained and mature rear garden featuring a patio area adjoining the house, ideal for outdoor dining. The garden is predominantly laid to lawn with established planting throughout, leading to a raised patio area at the rear, complete with a charming summer house. Gated access returns to the front of the property.

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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 East Cambridgeshire District Council

COUNCIL TAX BAND D.

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

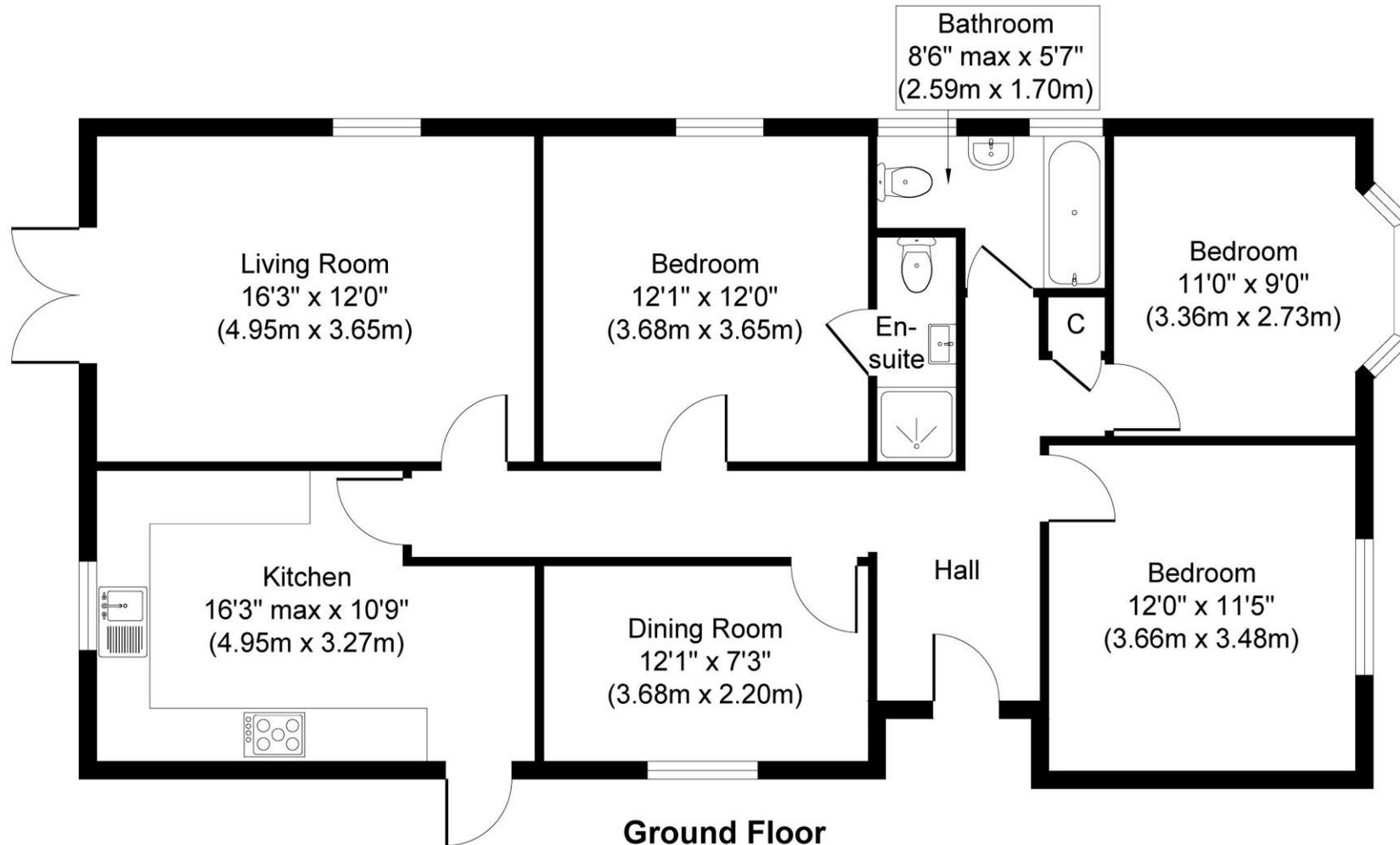
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS sleeps.wolves.sing

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1068 sq. ft
(99.20 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.

