

# Sycamore House

Newmarket, Suffolk



Jackson-Stops  
& Staff



# Sycamore House

107 Duchess Drive, Newmarket, Suffolk, CB8 8AL

## The Property

Sycamore House is a superb detached family house in a sought after edge of town location, with a garage, off road parking and a large enclosed garden.

This well proportioned extended property has brick and weatherboarded elevations under a tiled roof. The light and spacious accommodation incorporates a welcoming **reception hall** with coats cupboard and stairs to the first floor, two reception rooms, kitchen, utility room, cloakroom, five bedrooms (one en-suite) and family bathroom.

The generously sized **sitting room** has a bay window to the front aspect, cast iron fireplace with wooden surround and wood floor. The spacious **dining/family room** has a window to the front and French doors to the terrace. The double aspect **kitchen** has fitted base and eye level units, wood effect worktops, a one and a half bowl sink and drainer, fitted wine rack, space and plumbing for dishwasher, fridge/freezer and cooker with stainless steel extractor hood over, vinyl floor and oil fired boiler. The **utility room** has a range of base and eye level units, space and plumbing for a washing machine and under counter fridge and door leading to the terrace. The **cloakroom** is located off the utility room.

The landing to the first floor has access to the roof space. The superb **master bedroom** enjoys views over the garden and studland, with built-in wardrobes and a good sized **en-suite shower room**. There are **four further bedrooms** and a recently fitted **family bathroom**.

## Features

- Sought after edge of town location
- Views over studland to the front and rear
- Light and spacious accommodation
- Reception hall
- 2 reception rooms
- Kitchen

- Utility room and cloakroom
- Master bedroom with en-suite shower room
- 4 further bedrooms and family bathroom
- Driveway with parking for several cars
- Garage
- Good sized enclosed garden

## Outside

Sycamore House is approached through a five bar gate leading to a gravel driveway providing parking for several cars and access to the garage. The front of the property is enclosed by close boarded wooden fencing and hedging. Wooden pedestrian gates to either side of the house provide access to the garden. The attractive garden is enclosed by close boarded wooden fencing and mainly laid to lawn with mature trees, shrub borders, garden shed and outside lighting. A large paved terrace adjoins the rear of the property, ideal for entertaining, with steps down to the lawn.

## The Location

Sycamore House is set in a convenient and sought after residential location. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shopping, hotels, restaurants and leisure facilities including tennis and golf clubs. Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.

- Cambridge 12 miles
- Bury St Edmunds 14 miles
- London 60 miles (all distances approximate)

## Directions

From the High Street and clock tower roundabout turn right into Old Station Road. Continue until the crossroads, proceed straight over into Duchess Drive. Sycamore House can be found on the left hand side just after the turning for Meadow Lane.

## Property Information

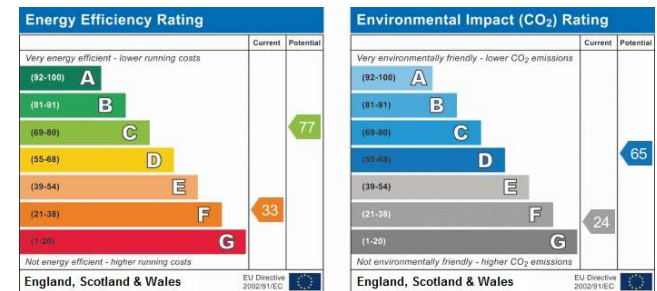
**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local Authority:** East Cambridgeshire District Council  
Tel: 01353 665555

**Tenure:** Freehold

**Council Tax:** Band F  
Current annual charge: £2,361.49

**Viewing:** Only by appointment with sole agent: Jackson-Stops & Staff. Tel: 01638 662231

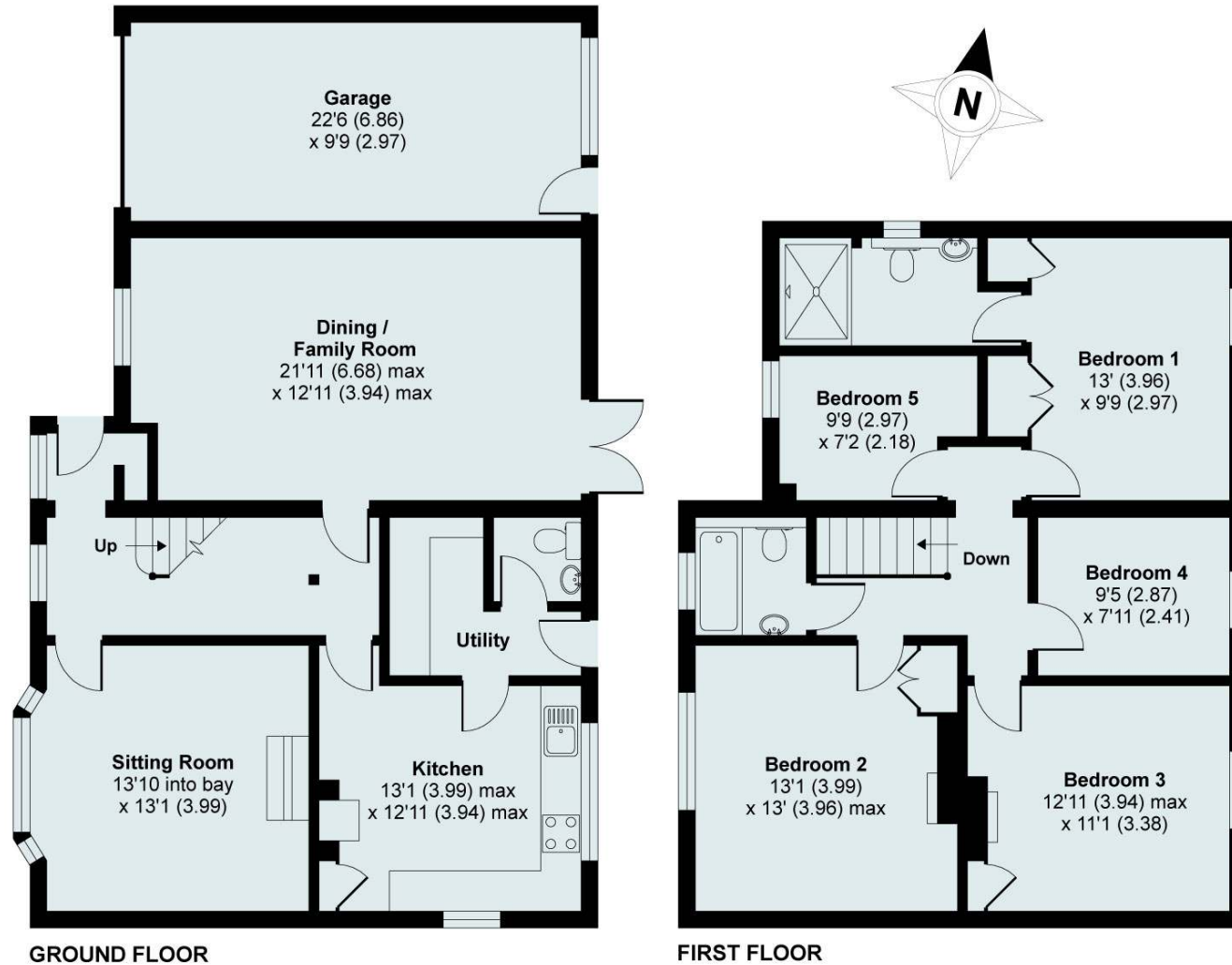


A well presented and spacious detached family house with an enclosed garden in a sought after edge of town location



# Sycamore House, Duchess Drive, Newmarket

APPROX. GROSS INTERNAL FLOOR AREA 1911 SQ FT 177.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Newmarket 01638 662231 [newmarket@jackson-stops.co.uk](mailto:newmarket@jackson-stops.co.uk)

168 High Street Newmarket Suffolk CB8 9AJ