



Crockfords Road, Newmarket, Suffolk

Pocock + Shaw

29 Crockfords Road
Newmarket
Suffolk
CB8 9BG

An individual detached modern townhouse with accommodation over three floors, ideally located in a desirable South Town location with excellent access to the railway station. Offered with no chain, the property features a bay-fronted living room, a spacious garden room, a fitted kitchen/dining area, and four bedrooms, including a top-floor ensuite and a lower ground floor bedroom. Further benefits include a garage and off road parking and an elevated landscaped courtyard garden.

Guide Price £375,000



Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both around 13 miles from Newmarket.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading down to the basement and up to the first floor.

Cloakroom with a hand basin and low level WC.

Living room with a bay window to the front aspect, feature fireplace and folding doors leading to the conservatory.

Kitchen/Dining room a double aspect room with a range of fitted base and wall mounted units, worktops with recessed 2 bowl sink, integrated oven and grill with 4 ring ceramic hob and extractor over, part tiled flooring, folding doors opening to the conservatory.

Conservatory/Sun room a delightful double aspect room with a vaulted ceiling, wood effect flooring and a pair of French doors leading to the garden.

First floor

Half landing

Bathroom with a bath, tiled shower cubicle, hand basin and low level WC, tiled walls.

Landing with an airing cupboard.

Bedroom 1 a double aspect room with built in wardrobes.

Ensuite shower room with a tiled shower cubicle, hand basin and low level WC, part tiled walls.

Bedroom 2 with a built in wardrobe.

Bedroom 3 with a window to the front aspect.

Lower ground floor with an integral door leading to the garage and a built in storage cupboard.

Utility room with cupboard storage and a sink and drainer, gas fired boiler, half glazed door to outside.

Study/Bedroom 4 with a high level window.

Outside To the front of the house is an attractive landscaped walled garden with shrubs, stairs with railings leading up to the front door and a pathway with steps leading up to the rear garden.

A block paved driveway leads to an integral garage with an up and over door and light and power.

To the rear of the property is an enclosed garden laid to paving and with a brick retaining wall and established shrub borders.

Tenure The property is freehold/leasehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 26Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

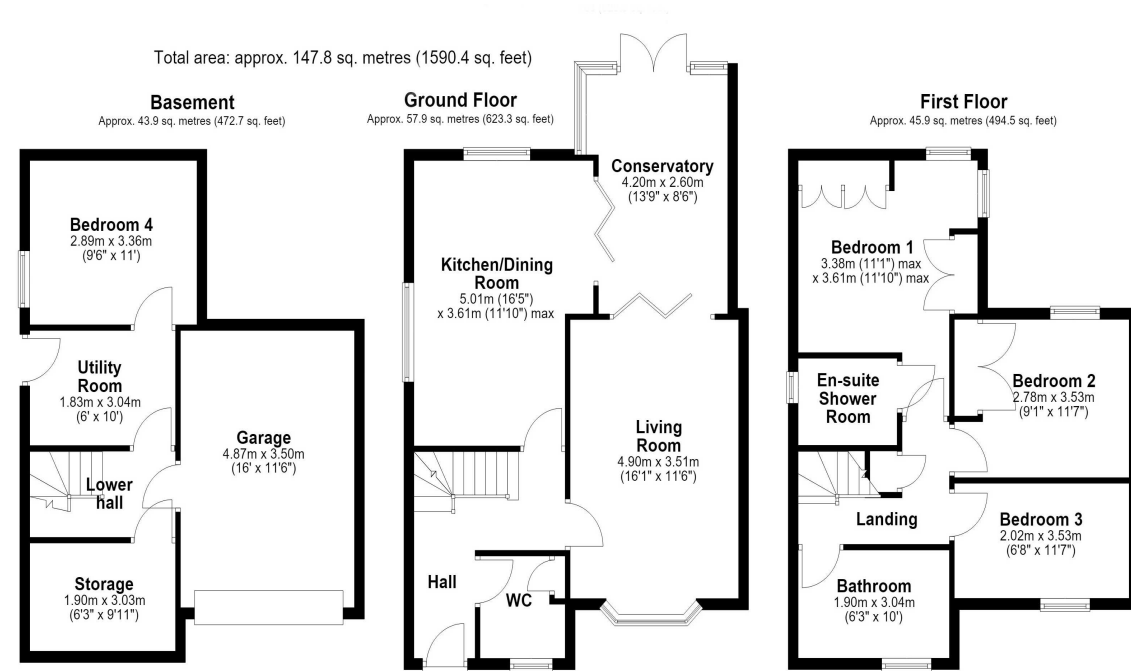
Mobile phone coverage by the four major carriers available.

EPC: Band C

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

