

Radcliffe & Rust
Residential sales & lettings

34 Field Terrace Road, Newmarket CB8 0AD
Guide Price £220,000

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34 Field Terrace Road is situated in an established residential area of Newmarket, a historic market town renowned for its horse racing heritage and excellent range of local amenities. The property is conveniently positioned approximately 0.5 miles from Newmarket High Street, where residents can enjoy a variety of independent shops, supermarkets, cafés, restaurants, traditional public houses and everyday conveniences. The town centre is also home to the National Horseracing Museum, while larger supermarkets, including Tesco and Waitrose, are within easy reach. Newmarket railway station is approximately 1 mile away, providing regular connections towards Cambridge and Ipswich, making the location particularly appealing to commuters. For families, the town offers a selection of well-regarded educational facilities, including Houldsworth Valley Primary Academy, All Saints Church of England Primary School and Newmarket Academy. Those who enjoy outdoor activities are well catered for, with the nearby Newmarket Heath, surrounding countryside and the town's recreational facilities providing opportunities for walking, cycling and leisure activities. The famous Newmarket Racecourses are also within a short drive. Cambridge city centre is approximately 14 miles away, while the A14 provides convenient road connections towards Cambridge, Bury St Edmunds and the wider region. Combining the charm of a traditional market town with excellent transport connections and a wide selection of amenities, Field Terrace Road offers an attractive location for professionals, couples and families alike.

Approaching the property, you are greeted by an attractive traditional terraced home, featuring a characterful yellow-brick façade with contrasting red-brick detailing around the windows and doors. Decorative stone lintels and traditional chimney stacks add to the property's period charm, while a low brick boundary wall and established hedging provide a pleasant separation from the pavement. A pathway leads to the front entrance.

Upon entering the property, you step directly into the living room, a welcoming space which retains a number of attractive period features. The room is decorated in soft cream tones, complemented by exposed wooden floorboards, traditional picture rails and a beautiful decorative cast-iron fireplace with patterned tiled inserts and a terracotta-tiled hearth. A large window overlooking the front of the property allows natural light to enter, while the original-style timber entrance door and internal wooden panelled door add further character. The room comfortably accommodates a sofa and additional living room furniture, creating an inviting space for relaxing.

Continuing through the living room, a wooden door leads into a small inner hallway, where the staircase rises to the first floor. A useful understairs storage cupboard provides additional space for household items.

From the inner hallway, you enter the dining room, a generously proportioned second reception room finished with pale cream walls, soft grey carpeting and traditional picture rail detailing. A decorative painted fireplace with an ornate surround forms an attractive focal point, while a window overlooking the rear courtyard allows natural light into the room. There is ample space for a dining table and chairs, alongside additional freestanding furniture, making this a practical space for everyday dining and entertaining.

An opening from the dining room leads into the kitchen, which has been fitted with a range of cream shaker-style wall and base units, complemented by warm wood-effect work surfaces, brushed-metal handles and light-coloured tiled splashbacks. Large stone-effect floor tiles in neutral beige tones provide a practical finish, while recessed ceiling spotlights create a bright and contemporary feel.

The kitchen is arranged in a galley-style layout, offering a good amount of cupboard storage and worktop space on both sides. Appliances include a built-in electric oven with gas hob and stainless-steel extractor hood above, together with space for a freestanding fridge/freezer and washing machine. Windows overlooking the rear garden and side of the property allow natural light into the room, while a traditional white panelled door provides direct access outside.

Returning to the inner hallway, the staircase leads to the first-floor landing, which provides access to both bedrooms and the family bathroom.

Bedroom one is positioned towards the front of the property and is a well-proportioned double room, decorated in soft cream tones with traditional picture rail detailing and exposed wooden floorboards. A large sash-style window overlooking the front of the property allows plenty of natural light into the room, while a radiator is positioned beneath. The room comfortably accommodates a double bed and additional bedroom furniture, with the natural timber flooring adding warmth and character.

Bedroom two is positioned towards the rear of the property and offers a versatile space, currently arranged as a dressing room and occasional seating area. The room features cream-coloured walls, soft grey carpeting and a window allowing natural light to enter. The sloping section of ceiling adds character, while the room provides flexibility for use as a second bedroom, guest room, nursery or home office.

The spacious family bathroom is a particularly attractive feature of the property, combining traditional styling with modern fittings. The room is decorated in warm cream tones, complemented by exposed wooden floorboards which add character and texture. A beautiful freestanding white roll-top bath with decorative claw feet and traditional chrome taps forms the centrepiece of the room, positioned against a feature wall of contemporary grey rectangular tiles arranged in a brick-bond pattern.

In addition to the bath, the bathroom benefits from a separate shower enclosure with a glass door, a white wash hand basin and WC. A window fitted with a grey Roman blind provides natural light and ventilation, while the generous proportions create a comfortable and relaxing bathroom space.

Outside, the property benefits from an enclosed rear garden, offering a practical and relatively low-maintenance outdoor area. The garden features artificial grass, a raised timber decking area ideal for outdoor seating and entertaining, and a section finished with decorative gravel and stepping stones. Timber fencing provides enclosure, while a painted blue-green wooden shed offers useful storage for garden tools and equipment. A timber gate provides access towards the rear.

Overall, 34 Field Terrace Road is a charming and characterful two-bedroom terraced home, successfully combining traditional period features with modern conveniences. The exposed wooden floorboards, decorative fireplaces, two reception rooms, spacious bathroom and enclosed rear garden make this an appealing property for first-time buyers, couples and those looking for a home with character in a convenient Newmarket location.

Please call Radcliffe & Rust Estate Agents on 01223 307898 to arrange your viewing today.

Agent notes

Tenure: Freehold
Council tax band: B
Chain Free



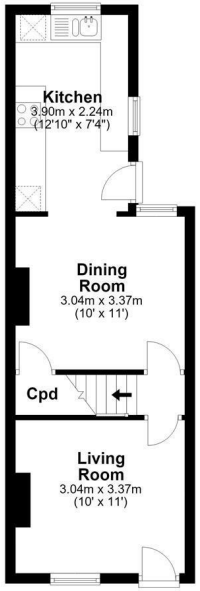






Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



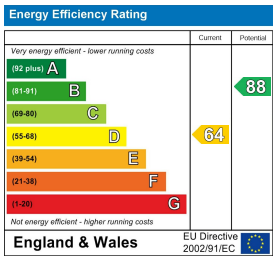
First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.




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