



Oakfields | Newmarket | Suffolk



WHATLEY LANE



Local area photography





## Plot 6 4 Bedroom Townhouse Offers Overs £525,000

A brand new Townhouse, forming part of an exclusive development situated in a stunning position off Warren Hill Gallops in Newmarket Town Centre.

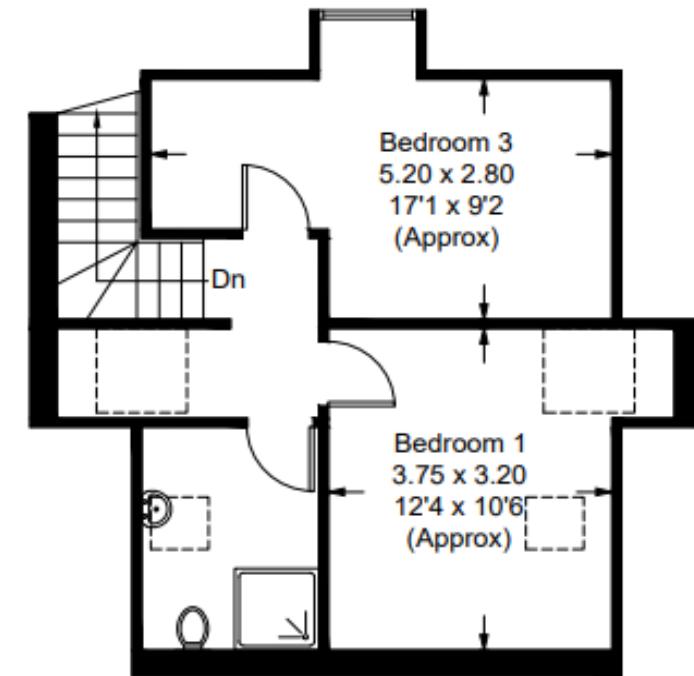
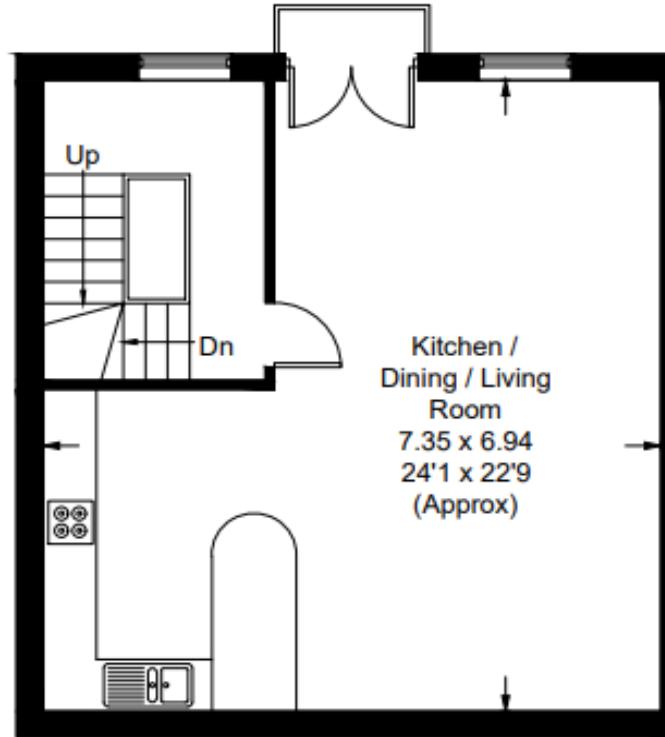
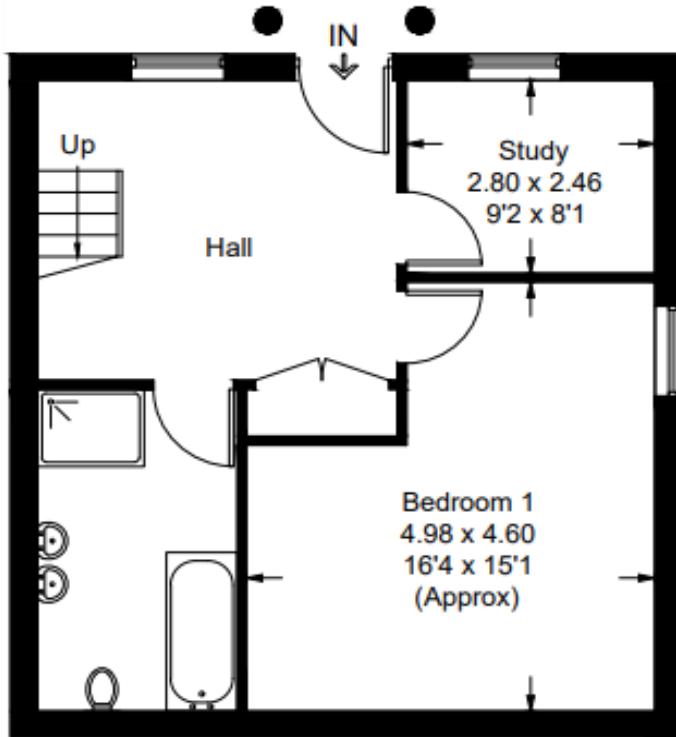
The property will be completed to a high specification including underfloor heating, Bosch Appliances, Oak Finishes all within a gated development.

The impressive accommodation includes a cloakroom, kitchen/dining room, bathroom and two double bedrooms. Outside includes landscaped communal gardens, parking and a seating and barbecue area.



# Plot 6, Oakfields

Approximate Gross Internal Area = 142.8 sq m / 1537 sq ft



**Ground Floor**

**First Floor**

**Second Floor**



# Situation



Sudbury	20 miles
Bury St. Edmunds (A14)	12 miles
Stowmarket	10 miles
Cambridge	12 miles



Aldeburgh (Suffolk Heritage Coast) 50miles



*From Cambridge*  
London Kings Cross  
(49 mins)



London Stansted Airport  
30 mins  
Cambridge International Airport  
30 mins



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Old Buckingham Hall (3-13); Culford School (1-19); South Lee School (2-13).  
STATE includes: Cockfield CEVC Primary School (4-11); Thurston Community College (11-18).  
University of Suffolk at West Suffolk College – Further Education.



# General Information

## Tenure

Freehold

## Service

Mains water, drainage, electricity. Gas central heating.

## Local authority

East Cambridgeshire District Council

## Viewing arrangements

Strictly by prior appointment through the sole agent. By prior telephone appointment with Whatley Lane on 01638 561 187



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