



Hamilton Road, Newmarket, CB8 0NY

**CHEFFINS**



# Hamilton Road

Newmarket,  
CB8 0NY

- Detached Family Home
- Sought After Location
- 5 Bedrooms – 3 Ensuites
- Impressive Kitchen/Breakfast Room
- 2 Reception Rooms
- Large Garden Office
- Approx. 2,700 sq ft
- Enclosed Rear Garden

A beautifully presented and spacious 5 bedroom detached family home, located in this highly regarded and sought after area of town. The property offers approx. 2,700 sq ft of accommodation including an impressive kitchen/breakfast room, a generous living/dining room and an additional family room overlooking the rear garden. The first floor comprises 5 bedrooms, 3 ensuites, a family bathroom and a terrace to the front aspect that enjoys delightful sunset views. Externally the property benefits from an enclosed rear garden with a useful garden office, a driveway providing off-road parking for multiple vehicles and a small garage. Rarely available – viewing is highly recommended.

5 5 2

**Guide Price £930,000**





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.



**ENTRANCE HALL**

with oak entrance door with glazed windows to both sides, solid wood flooring, radiator, under stairs storage cupboard, further large storage cupboard, high ceilings, picture rails, radiator, stairs leading up to the first floor.

**CLOAKROOM**

with a low level WC, wall mounted wash hand basin, heated chrome towel rail, tiled flooring, tiled walls, inset spotlights, extractor fan.

**KITCHEN/DINING ROOM**

with a range of base and wall mounted units, solid wood worksurfaces, centre island, Belfast style sink with mixer tap, water softener, integral appliances include a Lacanche range oven with 5 ring gas hob, extractor hood, fridge/freezer and dishwasher, bespoke welsh dresser, travertine flooring, tiled splashbacks, inset spotlights, 3 sets of French doors opening out to the garden.

**FAMILY ROOM**

with French doors opening out to the garden with full length glazed windows, double glazed window to the side aspect, travertine flooring, built-in entertainment unit and storage, built-in sound system.

**UTILITY ROOM**

(formerly part of the garage) with a range of base units, wall mounted gas boiler, laminate flooring, inset spotlights.

**SHOWER ROOM**

with a low level WC, shower cubicle with tiled splashbacks and rainfall shower, wall mounted wash hand basin, heated chrome towel rail, laminate flooring, inset spotlights.

**LIVING ROOM**

with a wood burning stove with a stone fireplace, built-in sound system, solid wood flooring, 2 radiators, 2 sets of double glazed windows overlooking the front.

**FIRST FLOOR****GALLERIED LANDING**

with a door opening onto a balcony overlooking the front aspect (benefiting from a lovely view of the sunset), double glazed door to the rear aspect, radiator, airing cupboard, inset spotlights, loft access.

**BEDROOM 1**

with a built-in wardrobe, radiator, double glazed window to the rear aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, vanity wash hand basin, corner shower cubicle with rainfall shower and tiled splashbacks, tiled flooring, double glazed window to the rear aspect.

**BEDROOM 2**

with a radiator, double glazed window to the front aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, wall mounted wash hand basin, corner shower cubicle with rainfall shower and tiled splashbacks, tiled flooring, double glazed window to the side aspect.

**BEDROOM 3**

with a radiator, French doors opening onto the rear aspect. (Planning permission for a Juliet balcony)

**ENSUITE SHOWER ROOM**

with a low level WC, wall mounted wash hand basin, corner shower cubicle with rainfall shower and tiled splashbacks, tiled flooring.

**BEDROOM 4**

with built-in wardrobe, radiator, double glazed window to the front aspect.

**BEDROOM 5**

with a radiator, double glazed window to the front aspect.

**FAMILY BATHROOM**

with a side panel whirlpool bath with rainfall shower over, low level WC, pedestal wash hand basin, tiled flooring, tiled walls, heated towel rail, double glazed window to the rear aspect.

**OUTSIDE**

The rear garden benefits from a large patio area adjoining the property with a step up to a further patio seating area with pergola over. The remaining garden is laid to lawn accessed via two steps and is enclosed by picket fencing with a children's playhouse, mature trees, flower bed and shrub borders.

The front of the property is enclosed by laurel hedgerow and a red brick wall with a block paved driveway, automatic lighting, oak beam porch, an area laid to lawn and gated side access.

**GARDEN OFFICE**

with an outside covered seating area with power and light and a locked storage area. Accessed via a fully glazed door with Karndean flooring, power and light connected, an electric panel heater and bi-folding doors to the side.

Shower room with a low level WC, wall mounted wash hand basin, shower cubicle, tiled splashbacks.

Kitchenette with a range of base and wall mounted units, sink with mixer tap, space for fridge/freezer.

**GARAGE**

(half sized) with up and over door, power and light.

**SALES AGENTS NOTES**

For more information on this property, please refer to the Material Information Brochure on our website.





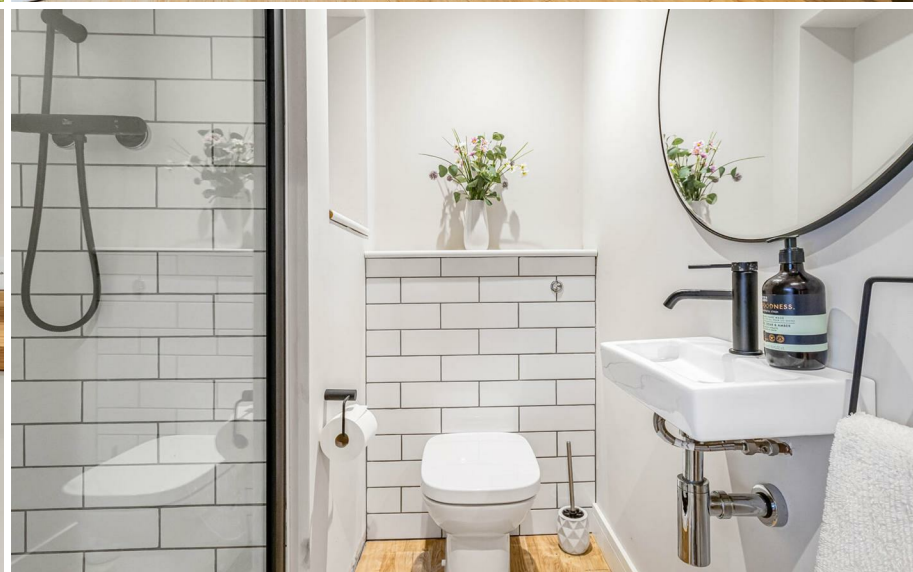














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £930,000

Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk









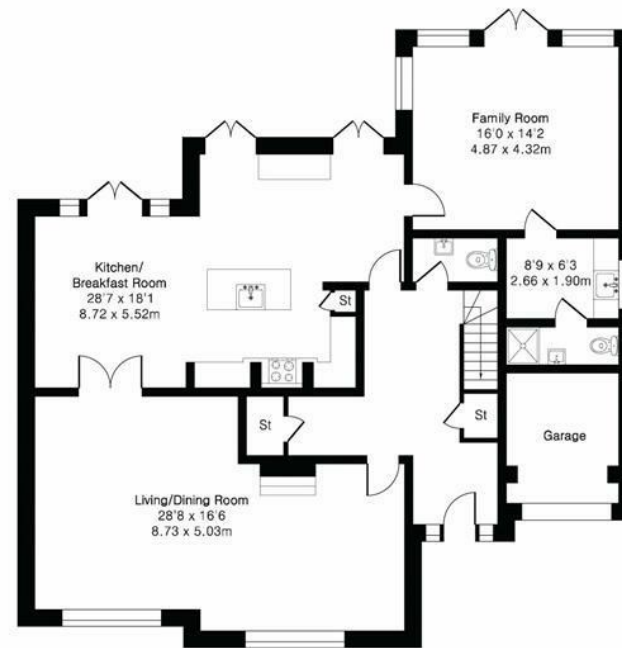


## Approximate Gross Internal Area 2731 sq ft - 253 sq m (Excluding Outbuilding)

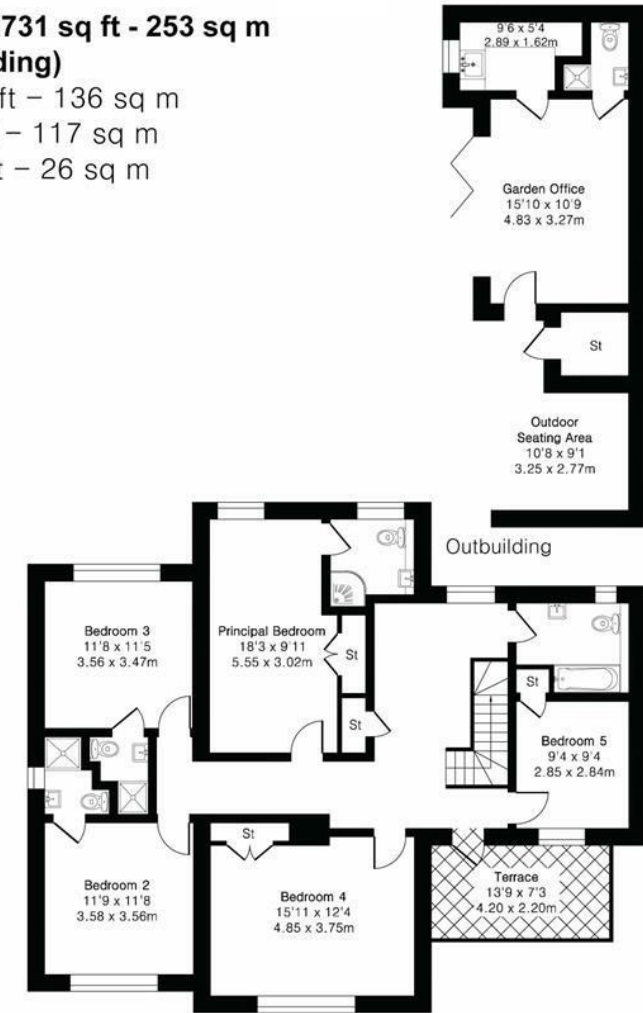
Ground Floor Area 1467 sq ft – 136 sq m

First Floor Area 1264 sq ft – 117 sq m

Outbuilding Area 278 sq ft – 26 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

