The Dip, Newmarket, CB8 8AH

CHEFFINS

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Guide Price £895,000

- Individual Detached Family Home
- 4 Bedrooms - 1 Ensuite
- 4 Versatile Reception Rooms
- Over 2,500 sq ft of Accommodation
- Tucked Away & Private Location
- Set within approx. 0.8 Acres
- Double Garage & Ample Off-Road Parking

A spacious 2,500 sq ft detached family home, built in the 1970's and tucked away on a private lane between two of the town's most sought after residential roads. The property is set behind a mature well established hedging offering a great deal of privacy and sits within generous gardens. Beautifully presented throughout, the home enjoys a range of modern character and versatile living accommodation.

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
A generous light hallway with entrance door, oak flooring, stairs leading to the first floor and a storage cupboard housing the boiler.

LIVING ROOM
A stunning reception room with a central fireplace with log burning stove inset upon a granite hearth with wooden surround. A large oriel window to the front southerly aspect provides an abundance of natural light and French doors lead to the raised rear terrace.

KITCHEN/BREAKFAST ROOM
Comprehensively fitted with a range of wall and base units with worktop over, central preparation island with granite worktop and inset double butler sink, Aga with extractor hood over, pantry cupboard, serving hatch through to dining room, French doors leading to the raised rear terrace.

DINING ROOM
A light and generous reception room with a south-facing bay window and French doors lead into the;

FAMILY ROOM
Another light reception room enjoying a southerly aspect, with stripped wood flooring, French doors opening onto a seclued front terraced area and private front gardens.

STUDY
With a range of fitted shelving and storage, window to the garden room.

UTILITY ROOM
With storage cupboard with worktop over, inset sink, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

CLOAKROOM
With low level WC, wash hand basin, part tiled walls.

GARDEN ROOM
Overlooking the rear garden with doors leading to the raised rear terrace.

FIRST FLOOR

LANDING
With a large picture window to the front aspect, access to the loft space, large built-in storage/airing cupboards.

PRIMARY BEDROOM
Comprehensively fitted with built-in wardrobes and drawers, large window with views across the rear gardens to the Gallops.

ENSUITE SHOWER ROOM
With a tiled shower cubicle, vanity sink unit, low level WC, storage cupboard, heated towel rail, tiled walls and floor with underfloor heating, window to the rear aspect.

BEDROOM 2
A double bedroom with a built-in double wardrobe and a window to the front aspect.

BEDROOM 3
A further double bedroom with built-in triple wardrobe and a window to the front aspect.

BEDROOM 4
A further double bedroom with built-in double wardrobe and a window to the rear aspect.

FAMILY BATHROOM
Comprising a panelled bath with shower over, vanity sink unit, low level WC, heated towel rail, tiled walls and flooring with underfloor heating, window to the rear aspect.

OUTSIDE
The property is located via a private road, approached via an access driveway owned by the property. This, in turn, leads onto a private driveway set behind a pair of wrought iron gates, providing access to an extensive gravelled parking and turning area with space for multiple vehicles.

To the front the property is screened by a mature, high level hedgerow, providing an exceptional degree of privacy. A low level wall and pathway lead to the front entrance with laid to lawn area, mature trees, established shrubs and flower beds.

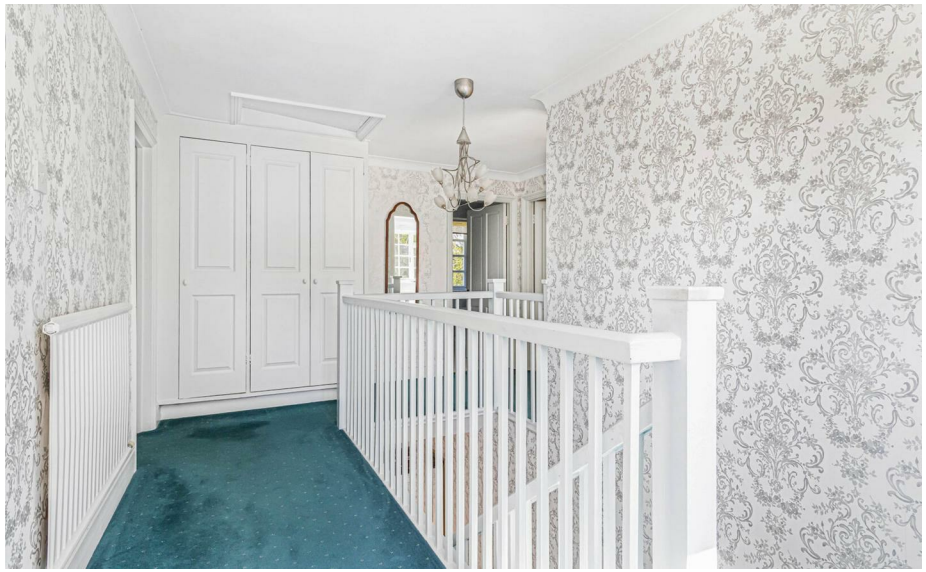
The beautiful gardens offer expansive lawned areas with mature trees, shrubs, established hedging and wildflowers, together with a large fruit cage with raised beds for vegetables and soft fruit. A generous paved terrace provides an ideal setting for al fresco dining and outdoor entertaining.

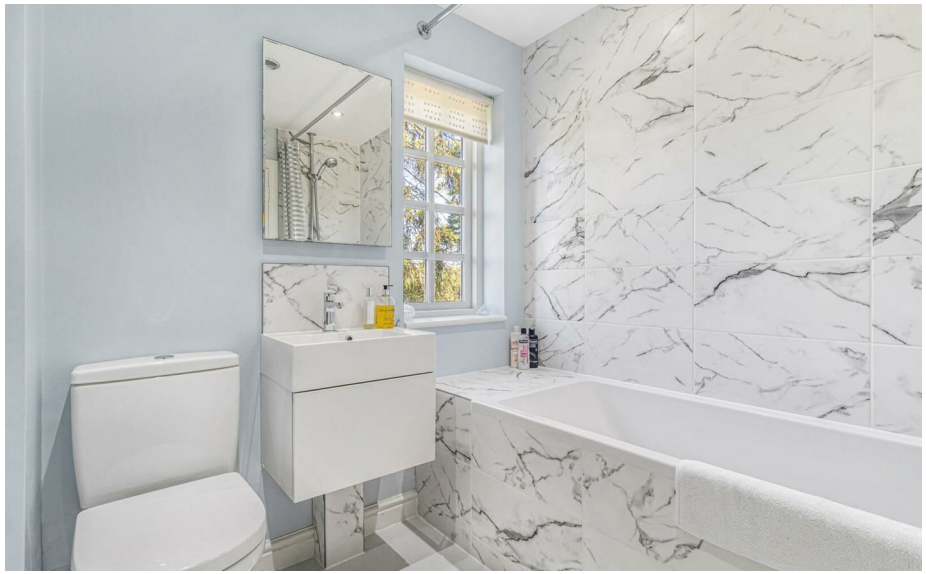
Within the grounds is an attractive summerhouse with fitted shelving, cupboards and a wine cooler. A further seating and dining terrace with a brick-built barbecue adjoins the summerhouse, creating an additional space for entertaining or relaxing. The garden also benefits from several useful storage sheds and a gate to a rear access track.

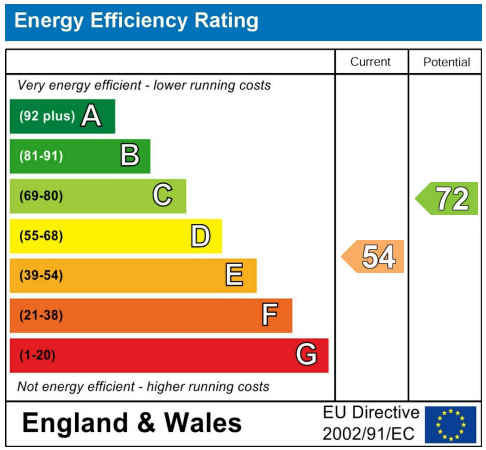
The grounds extend to approximately 0.8 of an acre in total.

DOUBLE GARAGE
A large double garage (approximately 18ft wide) with remote controlled door, light and power connected and a separate fitted work room.

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







Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - East Cambridgeshire

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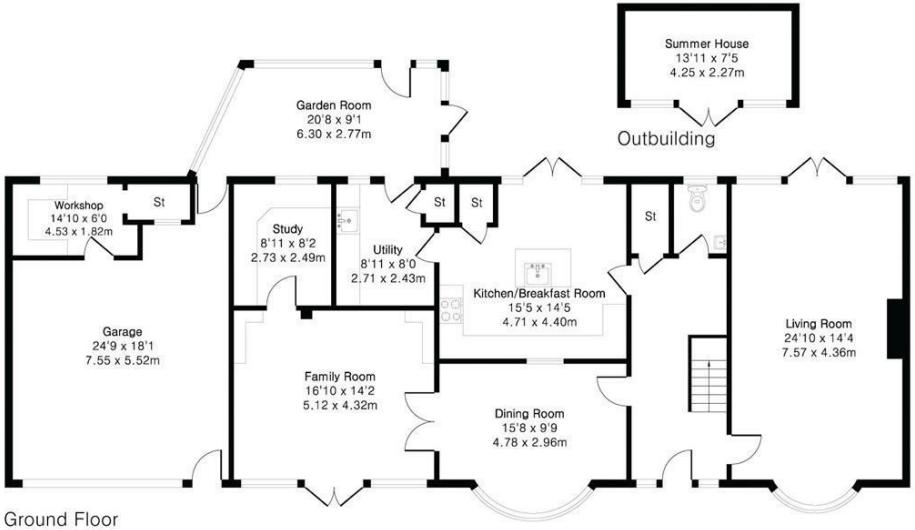
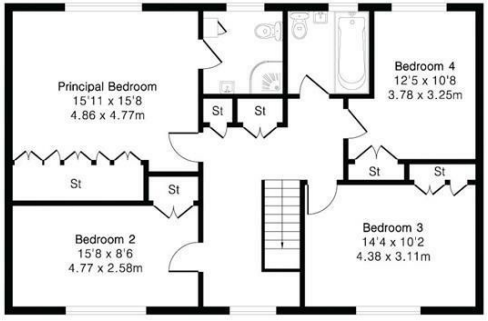
Approximate Gross Internal Area 2560 sq ft - 238 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1599 sq ft – 149 sq m
First Floor Area 961 sq ft – 89 sq m
Garage Area 449 sq ft – 42 sq m
Outbuilding Area 104 sq ft – 10 sq m



Ground Floor



First Floor

PINKPLAN

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.

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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.

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