



Brewers Lane, Newmarket, CB8 7FP

CHEFFINS

Brewers Lane

Newmarket,
CB8 7FP

- Modern Townhouse
- Primary Bedroom Suite with Ensuite & Roof Terrace
- 3 Further Double Bedrooms
- Spacious Living Room with Further Roof Terrace
- Open Plan Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway & Integral Garage
- NO CHAIN

An exceptional modern townhouse within walking distance of the High Street and local amenities. Arranged over four floors, this impressive property offers bright, versatile, and spacious accommodation including a ground floor open plan kitchen/dining room with bi-folding doors to the rear garden and a first floor living room with further bi-folding doors onto a private terrace. The principal bedroom occupies the top floor with an ensuite bathroom and roof terrace, while the second floor provides 3 further double bedrooms and 2 bathrooms. Outside features include an integral garage, driveway parking, cycle storage, bin store, and an enclosed rear garden. NO CHAIN.

4 3 1

Guide Price £565,000





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 a glazed entrance door, tiled flooring, radiator, stairs leading to the first floor.

UTILITY/CLOAKROOM

with a concealed cistern low level WC, floating hand wash basin with tiled splashbacks, space and plumbing for washer/dryer with work surfaces over and shelving, double glazed privacy window to the front aspect.

OPEN PLAN KITCHEN/DINING ROOM

The kitchen comprises a range of modern fitted wall and base units with work surfaces over, inset dual stainless steel sink with mixer tap and drainer, integrated Siemens oven and grill, 4 ring gas hob and extractor hood above and splashbacks, integrated full height fridge and freezer, integrated dishwasher, tiled flooring, 2 radiators, under stairs storage cupboard, bi-fold doors to the rear garden, further floor to ceiling double glazed window to the rear aspect.

FIRST FLOOR

with under stairs recess with floor to ceiling window to the rear aspect, stairs leading to the second floor, radiator.

LIVING ROOM

with solid oak wooden floor boards, 2 radiators, bi-folding doors to the roof terrace with tiles and glass balustrade with views over the garden, a double glazed window to the front aspect with views over communal gardens and further floor to ceiling window to the front aspect.

SECOND FLOOR

LANDING

with a radiator and cupboard housing Ideal water cylinder.

BEDROOM 2

with double glazed floor to ceiling window to the front aspect, built-in wardrobe with hanging rail and fitted shelving, radiator.

ENSUITE SHOWER ROOM

with a corner shower cubicle, tiled surround, concealed cistern low level WC, floating hand wash basin with tiled splashbacks, tiled floor, heated towel rail, extractor fan.

BEDROOM 3

with a double glazed window to the front aspect, radiator, fitted storage cupboard with shelving.

BEDROOM 4

with a double glazed window to the rear aspect with radiator, bespoke fitted wardrobe with sliding doors, hanging rail and shelving.

FAMILY BATHROOM

with a white suite comprising a tiled panelled bath, floating hand wash basin with tiled splashbacks, concealed cistern low level WC, tiled flooring, floor mounted heated towel rail, double glazed privacy window to the rear aspect, extractor fan.

THIRD FLOOR

LANDING

with cupboard to eaves storage, velux roof light and radiator.

PRIMARY BEDROOM

with a double glazed window to the front aspect, further glazed doors leading to roof terrace, radiator, fitted wardrobes with sliding doors, hanging rail and shelving.

ENSUITE BATHROOM

with a panelled bath, corner double shower cubicle, concealed cistern low level WC, hand wash basin, double glazed privacy window to the rear aspect, wall mounted heated towel rail, tiled flooring.

OUTSIDE

To the rear of the property is an enclosed rear garden mainly laid to lawn with a decked terrace area and potting areas.

To the front of the property is a block paved driveway with parking for 2 vehicles, an outside storage area and garage.

INTEGRAL GARAGE

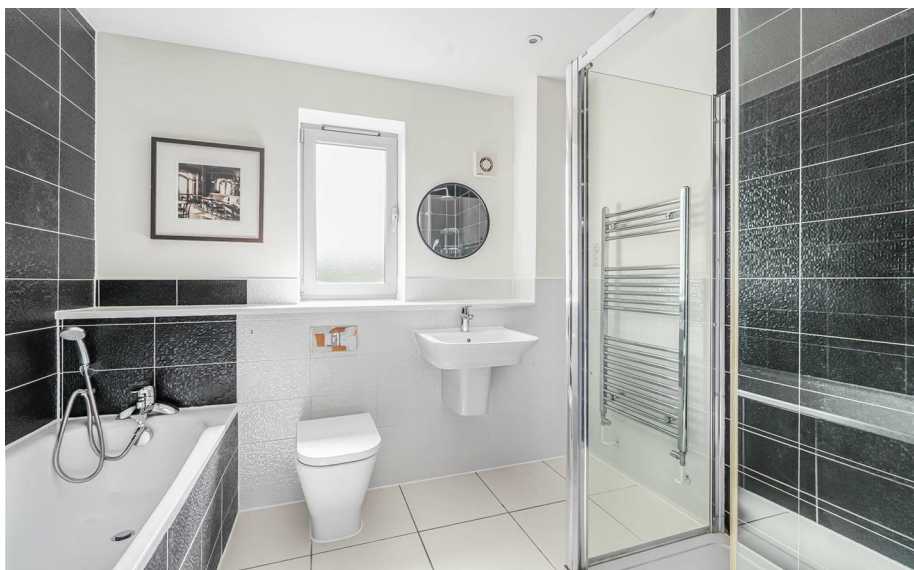
with up and over door, power and light.

SALES AGENTS NOTES

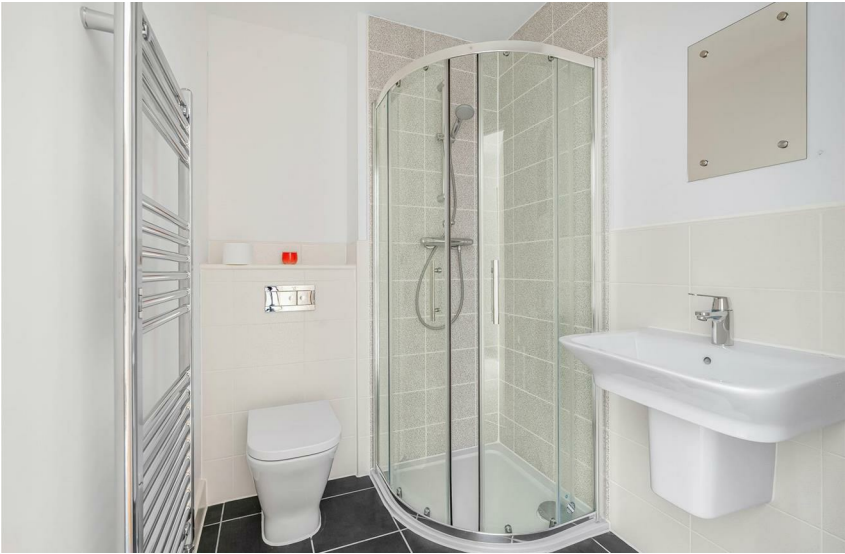
Please note there is an annual maintenance charge of approx. £1,400 (payable to Elm Property Management for maintenance of the communal areas)

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

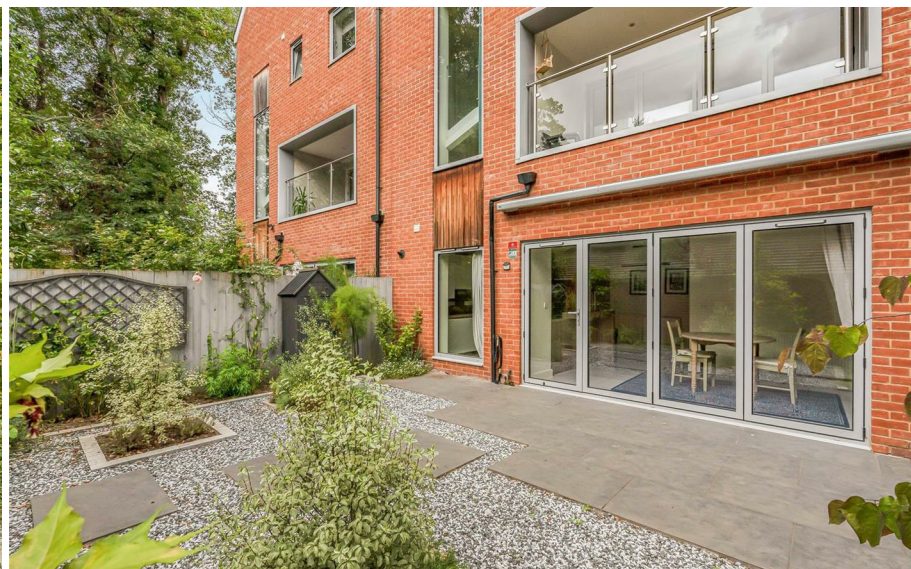
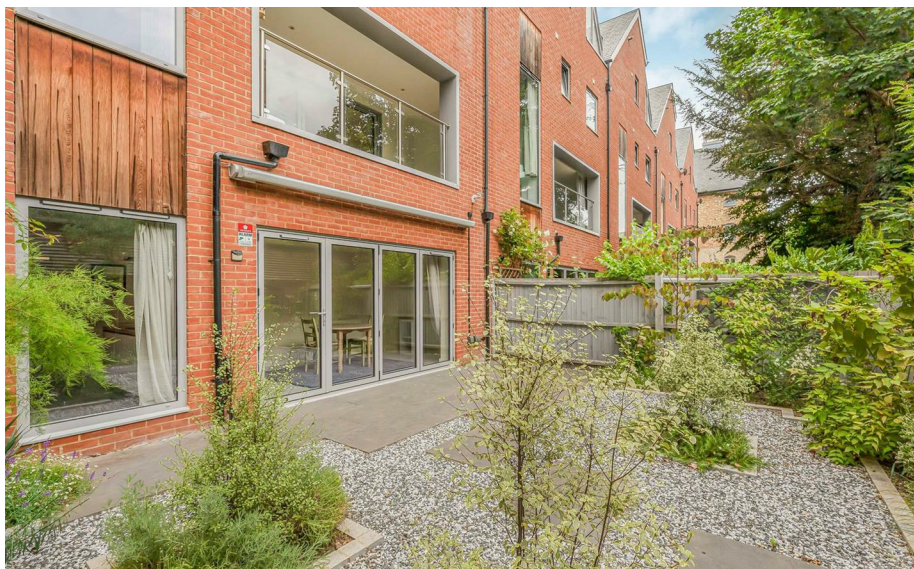




| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

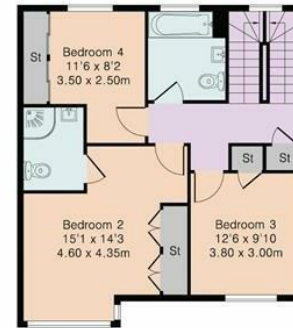


Guide Price £565,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk





Approximate Gross Internal Area 2142 sq ft – 199 sq m
 Ground Floor Area 592 sq ft – 55 sq m
 First Floor Area 549 sq ft – 51 sq m
 Second Floor Area 603 sq ft – 56 sq m
 Third Floor Area 398 sq ft – 37 sq m



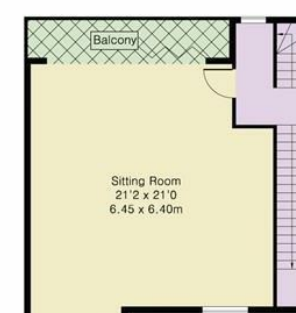
Second Floor



Third Floor



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

