



**Paddocks Drive,
Newmarket, CB8 9BE
Offers In The Region Of £490,000**

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Paddocks Drive, Newmarket, CB8 9BE

A modern and detached family home standing within this highly regarded residential area and within striking distance of the railway station and an appealing mix of restaurants.

Extended in more recent years, this property offers accommodation to include spacious entrance hall, sizeable living room, dining room, study, sitting room/snug, kitchen, conservatory, bathroom, four principal bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally, the property offers a well established mature front and rear garden and garage facilities.

Entrance Hall
Light entrance hall with LVT wood flooring. Opening leading to the dining room. Doors leading to the study, shower room and utility room. Stairs leading to the first floor landing.

Kitchen
11'9" x 8'10"
Modern kitchen with a range of matching eye and base level cupboards and storage drawers with work top over. Integrated eye level oven. Inset hob with extractor above. Integrated dishwasher. Integrated fridge/freezer. Sink and drainer with mixer tap over. Dual aspect windows. Tiled flooring

Dining Room
18'0" x 12'5"
Spacious dining room with feature fireplace with attractive tiled back plate and wooden surround with mantel. Vertical radiator. Tiled flooring. Arched openings to the kitchen and entrance hall. Doors leading to both the family room and conservatory. Internal window to the conservatory.

Sitting Room
25'3" x 14'9"
Spacious sitting room with wooden flooring. Feature working fireplace with ornate white surround and tiled hearth. Radiators. Large window to the front aspect. Dual side aspect windows. Glazed sliding doors leading to the rear garden. Half glazed door leading to the dining room.

Family Room
10'9" x 9'2"
Generous room with wooden flooring, offering a variety of uses. Radiator. Window to the front aspect. French doors leading to the front garden. Door leading to the dining room.

Study
Generous study with wooden flooring. Built-in shelved storage cabinets. Window to the front aspect. Radiator. Door leading to the dining room.

Conservatory
20'0" x 7'10"
Generous conservatory with views over the rear garden. Wooden flooring. Internal window to the dining room. Obscured internal window to shower room. Glazed doors leading to both the dining room and rear garden.

Shower Room
Modern white suite comprising low level W.C., inset hand basin with wooden counter worktop, built-in storage under and generous shower cubicle. Attractively tiled to wet areas. LVT wood flooring. Ladder radiator. Obscured internal window.

Utility Room
With window to the side aspect. Door to the dining room.

Landing
Galleried landing with doors leading to all bedrooms and bathroom. Velux windows. Stairs leading to the entrance hall.

Bedroom 1
11'1" x 9'10"
Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 2
12'5" x 7'10"
Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 3
10'9" x 9'2"
Generous bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 4
10'9" x 9'2"
Generous bedroom with built-in wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

Bathroom
Modern white suite comprising low level W.C., oval hand basin with mixer tap over and built-in storage under, free standing claw and ball bath with mixer tap and shower attachment over. Attractive part panelled walls. Obscured window. Tiled flooring. Airing cupboard. Door leading to the landing.

Garage
En bloc with up and over door. Access gate to the rear garden.

Outside - Front
Accessed via double wooden gates, central gravelled path leading to the front door. Lawned areas either side with a charming variety of tree and shrub planting.

Outside - Rear
Lawned areas with a variety of shrub and tree planting. Block paved patio area to the rear of the house with sliding doors leading to the sitting room and door to the conservatory. Stepped pathway leading to the rear of the garden and access gate. Outbuilding, providing a variety of potential uses.

PROPERTYT INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - E (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 187 SQM
Parking – En bloc Garage and Hard Standing Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.



- Substantial Detached House
- Modern Kitchen
- Spacious Reception Rooms
- Conservatory
- Ground Floor Shower Room
- Four Generous Bedrooms
- Family Bathroom
- Charming Gardens
- Garage
- Viewing Highly Recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 		England & Wales		EU Directive 2002/91/EC 	

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