

8, Doris Street, Newmarket,
Suffolk, CB8 0LD
Guide Price £350,000

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Doris Street, Newmarket, Suffolk CB8 0LD

A charming and beautifully presented three-bedroom Victorian home, ideally located on one of the area's most desirable residential streets, within easy reach of the town centre.

Arranged across three floors, this characterful property provides over 1,000 sq. ft. of well-proportioned accommodation, combining attractive period features with a stylish, contemporary finish. The layout offers excellent flexibility for both couples and families, with generous living space and three well-appointed bedrooms.

The property has been carefully modernised while retaining the character and appeal expected of a Victorian home. To the rear is a private, low-maintenance courtyard garden, providing a practical outdoor space for relaxing or entertaining.

Perfectly placed for access to local shops, amenities and the town centre, this is an appealing home that would make an ideal first purchase or an excellent choice for those looking for a character property in a convenient location.

Living Room
12'3" x 10'6"
Feature fireplace with log-burner, Window to front aspect.

Kitchen
12'6" x 10'2"
Fitted with a range of eye and base level units with worktop over, stainless steel sink and mixer tap over. Integrated oven and hob and dishwasher. Space for fridge/freezer..

Dining Room
10'0" x 7'7"
Skylight with french doors leading to rear garden.

Bedroom 1
12'8" x 10'7"
Double bedroom, with window to front aspect.

Bathroom
10'8" x 9'8"
Suite comprising of a free-standing bathtub, shower cubicle, WC and a pedestal sink basin. Window to rear aspect.

Bedroom 2
12'8" x 10'6"
Double bedroom, with window to front aspect.

Bedroom 3
10'8" x 10'2"
Double bedroom, with window to rear aspect.

Outside Rear
Fully enclosed rear garden, laid to decking, boarded with mature shrubs, with access through side gate.

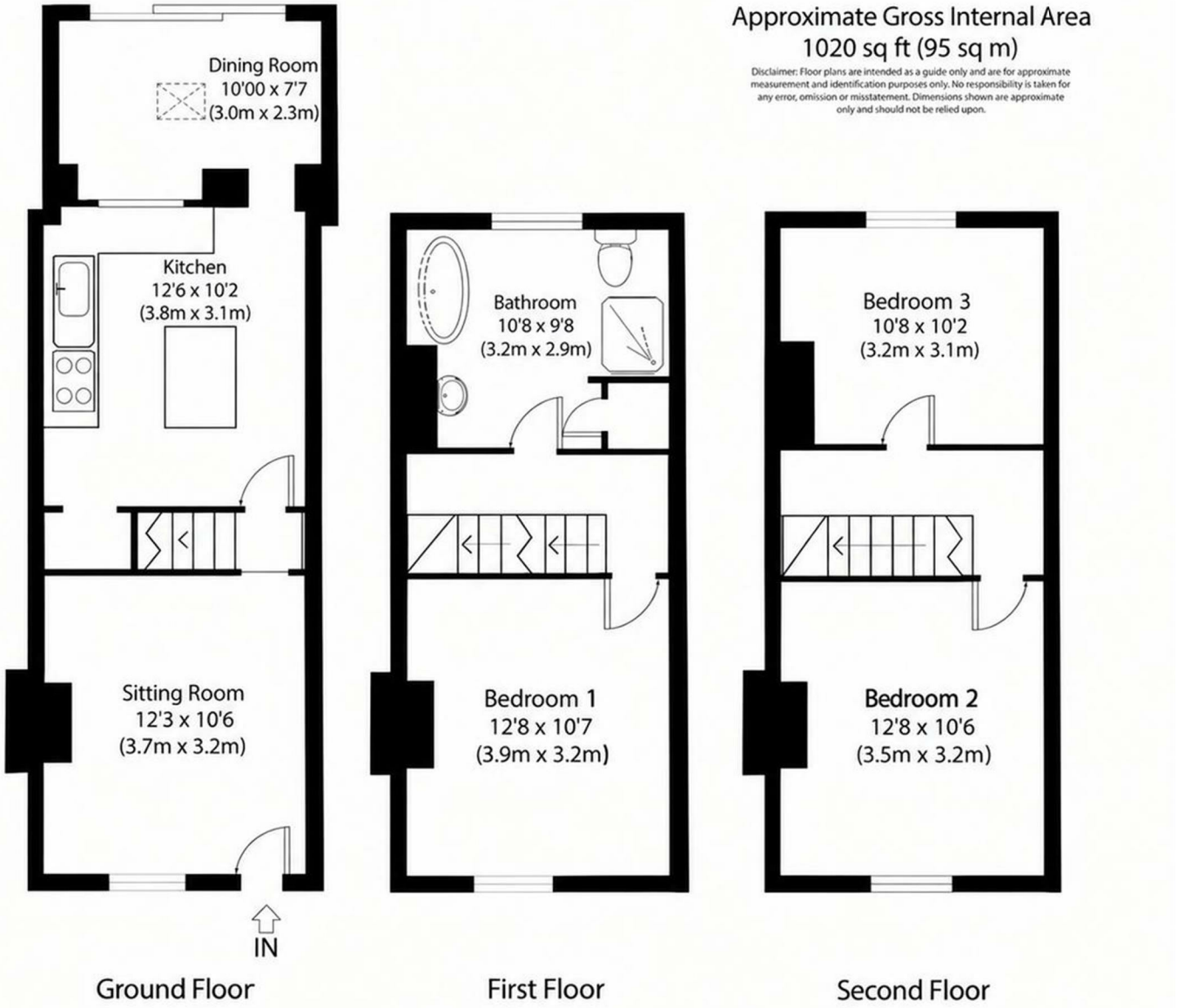
Property Details
EPC - D
Tenure - Leasehold
Council Tax Band - C (West Suffolk)
Property Type - Ground
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Metres - 95 SQM
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas boiler with central heating
Broadband Connected - yes
Broadband Type – Ultrafast available, Max 1000Mbps download, 50Mbps upload
Mobile Signal/Coverage – Good
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.



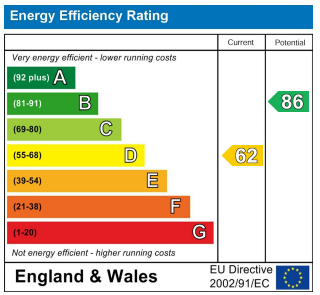


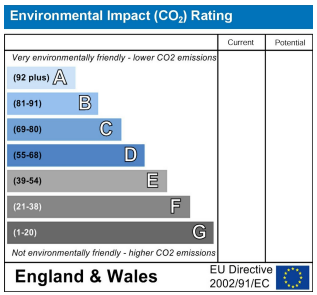




- **Desirable Location**
- **Victorian Home**
- **Contemporary Finish**
- **Generous Rooms**
- **Three Double Bedrooms**
- **Fully Enclosed Garden**







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