



10 The Severals
Newmarket, Suffolk

**DAVID
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10 The Severals, Bury Road, Newmarket, Suffolk CB8 7YN

Newmarket is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). Cambridge, Audley End and Whittlesford offer direct rail lines in to London, with the fastest trains taking under one hour. Stansted International Airport is approximately 40 minutes' drive.

A substantial, very well-presented and idyllically situated four bedroom house located just moments from the town's centre with pleasant views across horse gallops. The property boasts sizeable and impressive accommodation throughout that measures in excess of 2000 sq ft. Externally enjoying gated access, undercroft parking and delightful gardens.

A substantial and well-presented four bedroom house within The Severals in Newmarket.

First floor

ENTRANCE HALL Entering through a grand timber door, under stairs cupboard and stairs rising to the first floor.

SITTING ROOM With windows to front and side aspects.

KITCHEN/DINING ROOM An impressive and spacious room with fitted units and worktops over with an inset double sink. Integrated appliances include dishwasher and cooker with extractor fan. Tiled floor and windows to side and rear aspects with French doors leading to the garden.

UTILITY ROOM Fitted units with worktops over, tiled floor and door to side aspect.

CLOAKROOM With WC, wash hand basin and window to front aspect.

LANDING Stairs rising to the second floor and access through to the:

MASTER BEDROOM With French doors leading to the **BALCONY**, a door leading to the **WALK IN WARDROBE** and an **EN-SUITE** An extensively tiled room with shower cubicle, WC, wash hand basin, bath, built in storage and window to side aspect.

BEDROOM 2 A large room with electric fireplace with a granite hearth, windows and French doors leading to the **BALCONY TERRACE**.

Second floor

BEDROOM 3 With built in wardrobes and windows to front and side aspect. **EN-SUITE** with wash hand basin, WC, shower cubicle and window to front aspect.

BEDROOM 4 With built in wardrobes and windows to rear and side aspects. **EN-SUITE** with bath, WC, wash hand basin, window to rear aspect.

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.Outside

The property is approached via electric metal gates that in turn leads to the undercroft parking that provides two allocated parking spaces. The rear garden is very well-presented with raised beds, a paved terrace and lawn including mature shrubs and plants.

AGENT NOTES: The Severals boasts a private gym and swimming pool within its grounds that has exclusive use for residents only. The communal grounds are manicured on a regular basis. **Service Charge:** Approximately £4000.00 per annum.

SERVICES: Gas central heating, main water, electric and gas.

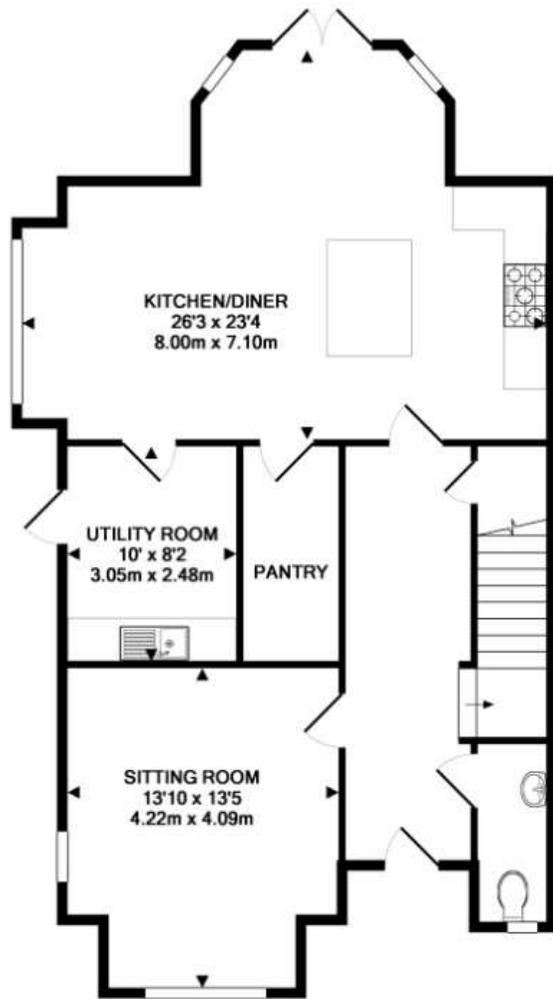
NOTE: None of these have been tested by the agent.

EPC RATING: C

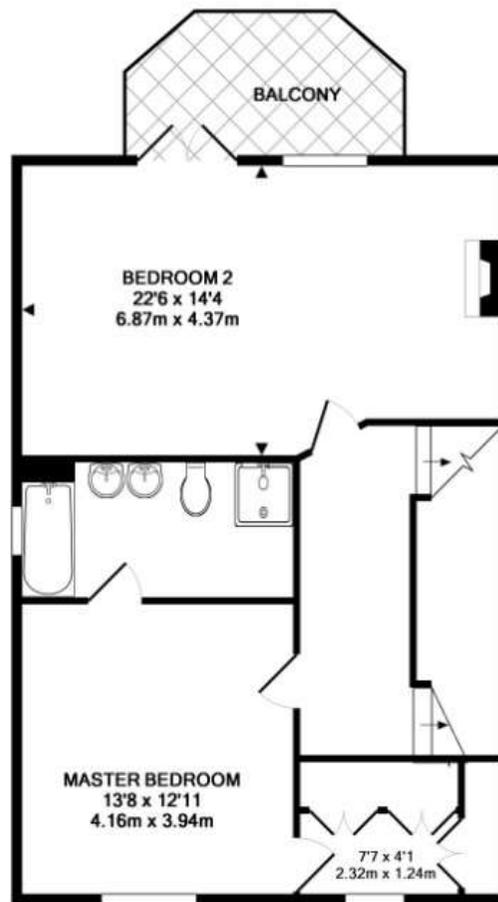
LOCAL AUTHORITY: Forest Heath District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

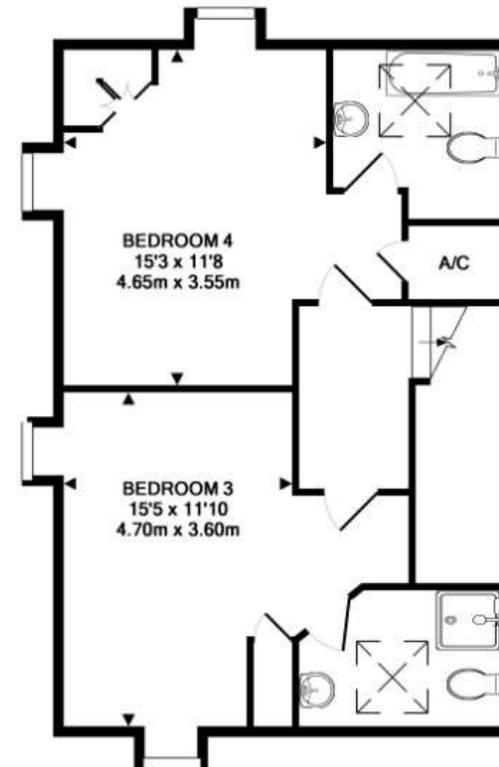




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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