



**26 Fitzroy Street  
Newmarket, Suffolk**

**DAVID  
BURR**



## 26 Fitzroy Street, Newmarket, Suffolk CB8 0JW

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A deceptively spacious and incredibly charming Victorian cottage positioned in a peaceful setting within walking distance of town. The property boasts a wonderful blend of contemporary design and charming original features. The accommodation includes an entrance hall, sitting room, dining room, kitchen, study, cellar, two bedrooms and two bathrooms. Externally offering a quaint south-east facing garden and a private rear courtyard garden.

### A beautiful and spacious charming Victorian cottage in the centre of Newmarket town.

**ENTRANCE HALL** Vestibule leading to the entrance hall.

**SITTING ROOM** With a large bay-window to front aspect, an open gas fireplace, fitted storage and bi-folding doors leading to the:

**DINING ROOM** Window to rear aspect, fitted storage and access to the:

**CELLAR** Window to rear aspects, electricity and heating.

**KITCHEN** Fitted units with worktops over and an inset sink and drainer. Integrated appliances include an oven, hob, dishwasher and extractor with further space and plumbing for freestanding appliances. Partially tiled walls and a window to side aspect.

**STUDY** Versatile room with French doors leading out to the rear garden terrace, window to side aspect and a vanity sink unit with plumbing for a WC.

#### First Floor

**LANDING** With ample space for a desk or a reading area and a roof-light.

**BEDROOM 1** Spacious double bedroom with exposed floorboards, two windows to front aspect, an original cast-iron fireplace and fitted wardrobes.

**BEDROOM 2** Also a double bedroom with fitted storage, exposed floorboards, an original cast-iron fireplace and window to rear aspect.

**ENSUITE BATHROOM** to the second bedroom. Fitted with a vanity sink unit, WC, bath with a shower over and a window to side aspect.

**SHOWER ROOM** Fitted with a shower cubicle, vanity sink unit and WC.

#### Outside

The south-east facing front garden is charming and predominately lawned with a paved pathway leading from the front gate to the front door of the property. The well-stocked flower beds are planted with a wonderful selection of established shrubs and plants. The rear garden is paved with areas of planting and a store-shed.

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**SERVICES** Gas fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

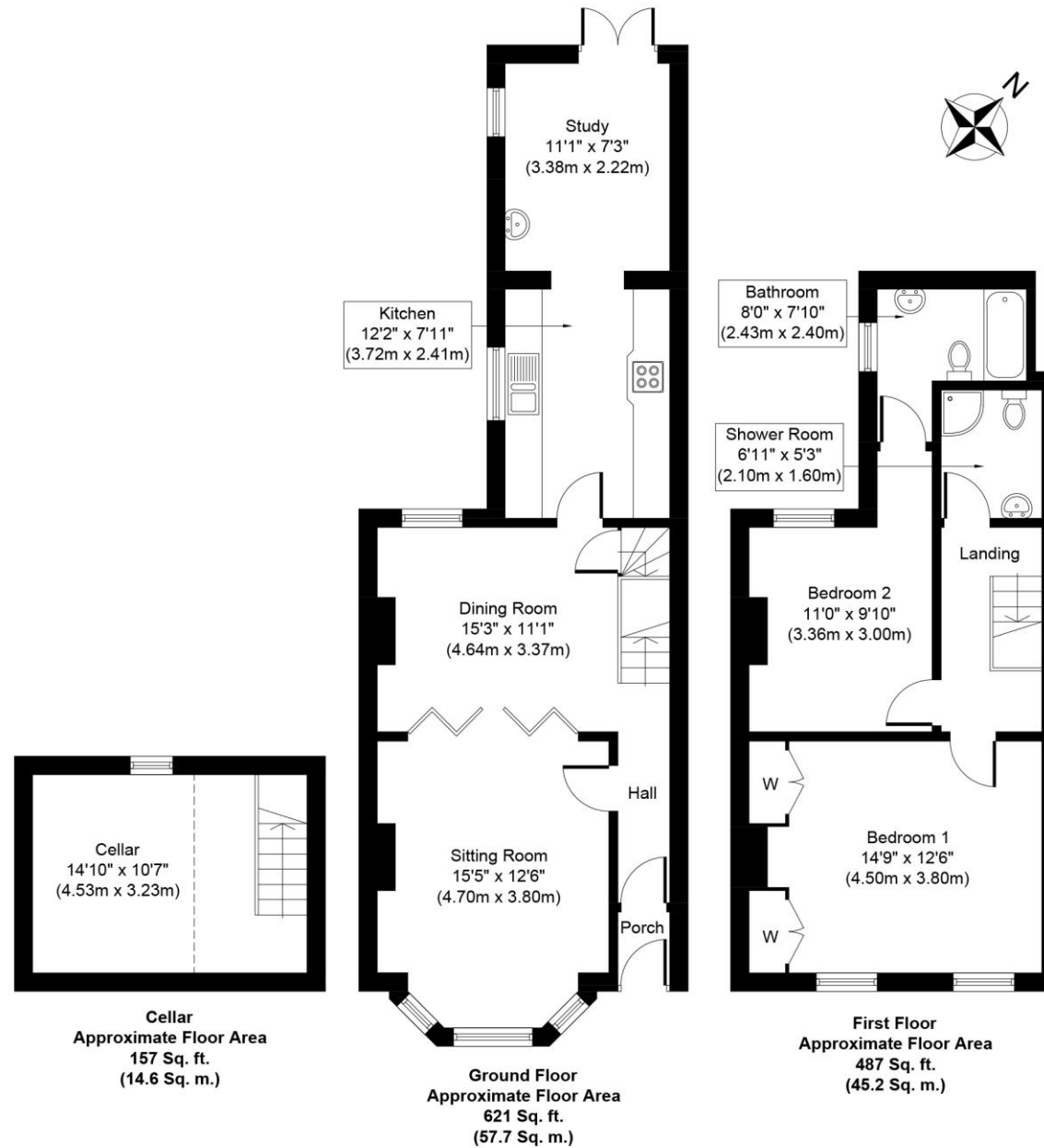
**COUNCIL TAX BAND C.**

**EPC D.**

**TENURE** Freehold.

**VIEWING** by prior appointment only through David Burr estate agents.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

