



**12 Doris Street
Newmarket, Suffolk**

**DAVID
BURR**



12 Doris Street, Newmarket, Suffolk CB8 0LD

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 truly stunning and abundantly charming four-bedroom period home situated on this vastly popular town centre Victorian street. The property offers a flawless blend of style, period character and modern convenience with all of which spread across three floors and offering a total of more than 1,300 sq.ft of accommodation. In brief the property offers two reception rooms, a kitchen, four bedrooms and three bathrooms. Externally offering a beautifully established south-east facing rear courtyard garden.

A beautifully presented four-bedroom period home in Newmarket offering in excess of 1,300 sq.ft of accommodation.

ENTRANCE HALL With a door and window to front aspect and stairs rising to the first floor.

SITTING ROOM An ornate cast iron fireplace, exposed floorboards, shelving and a window to front aspect.

KITCHEN A spacious kitchen with fitted units and drawers with oak worktops over and an inset butler sink. Integrated appliances include a dishwasher and washing machine with further space for freestanding appliances. Wood floor, partially tiled walls and a window to rear aspect.

DINING ROOM Ample fitted storage, an original tiled floor and window to side aspect.

SHOWER ROOM Extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to side aspect.

First Floor

LANDING A large area with a window to side aspect, fitted storage and stairs rising from the ground floor and to the second floor.

BEDROOM 2 Two windows to front aspect and a fitted cupboard.

BEDROOM 3 With a cast iron ornate fireplace, fitted wardrobe and window to rear aspect.

BEDROOM 4 Fitted wardrobe and window to rear aspect.

BATHROOM Extensively tiled with a roll top bath, wash hand basin, heated towel rail, two windows to side aspect and a separate WC.

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Second Floor

MASTER BEDROOM Ample fitted storage by way of a wardrobe and eaves storage, windows to both front and rear aspects and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

Outside

An incredibly charming and private rear courtyard garden with a wonderful selection of shrubs and plants. Predominately paved with side pedestrian access.

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

LOCAL AUTHORITY West Suffolk District Council.

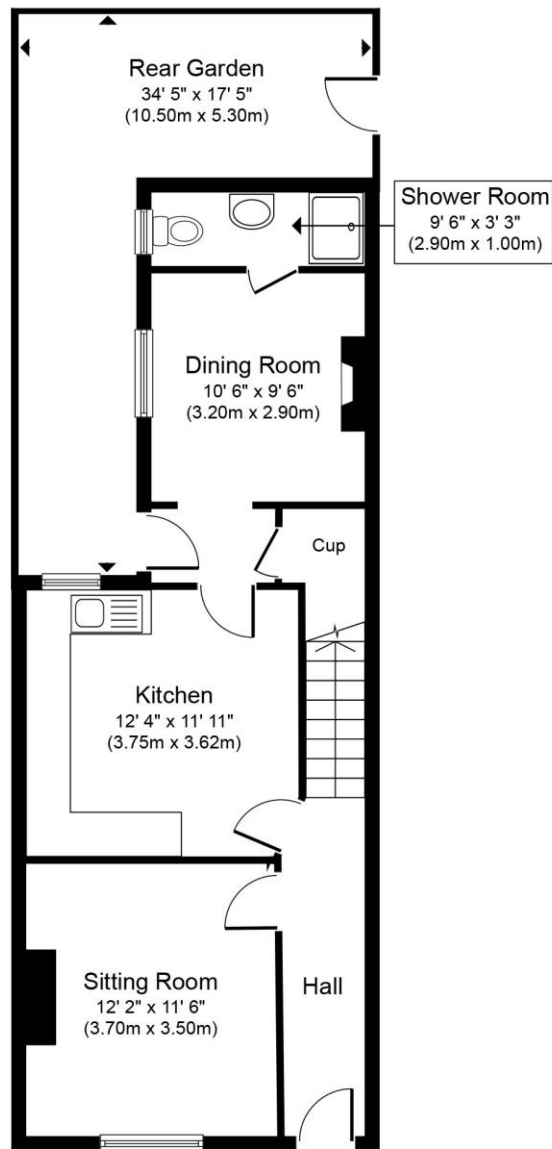
COUNCIL TAX BAND C.

TENURE Freehold

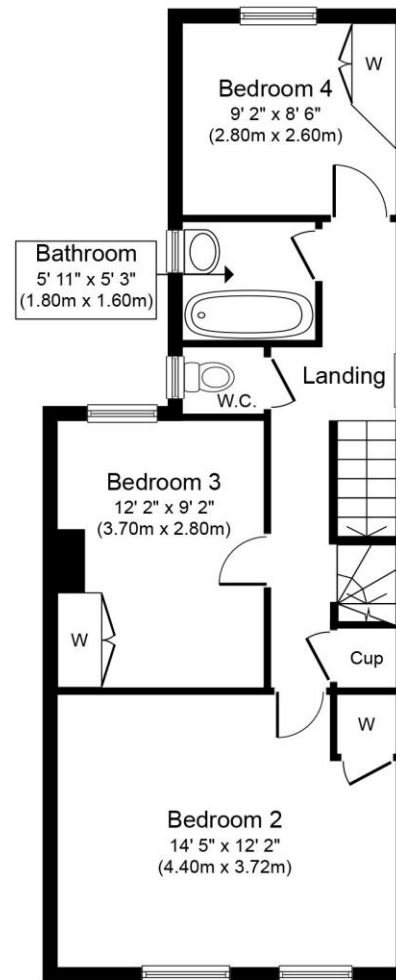
EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.

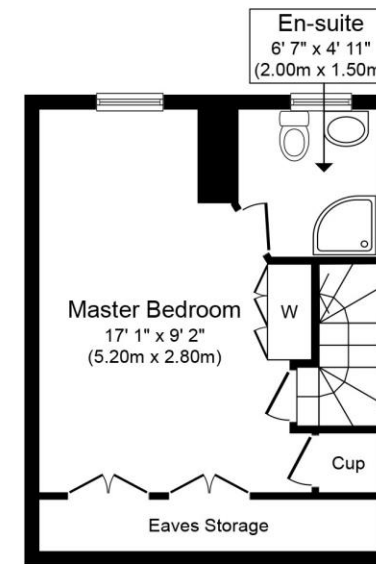




Ground Floor
Approximate Floor Area
536 sq. ft.
(49.8 sq. m.)



First Floor
Approximate Floor Area
536 sq. ft.
(49.8 sq. m.)



Second Floor
Approximate Floor Area
297 sq. ft.
(27.6 sq. m.)



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.

