



**23 Norfolk Avenue
Newmarket, Suffolk**

**DAVID
BURR**



23 Norfolk Avenue, Newmarket, Suffolk, CB8 0DE

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 very well-presented three-bedroom detached bungalow positioned in this quiet part of Newmarket. The property has been significantly improved over recent years to now offer stylish and simplistic accommodation consisting of an entrance hall, sitting/dining room, kitchen, three bedrooms; the master of which includes a dressing room and finally a family bathroom. Externally the property boasts a substantial paved driveway, single garage and a well-presented rear garden.

A recently modernised three-bedroom detached bungalow offering 900 sq.ft of accommodation.

ENTRANCE HALL With loft access, coat cupboard and door to side aspect. Leading through to:

SITTING/DINING ROOM Built in book case with inset wood burning stove, large window to front aspect, partially glazed door to the side aspect.

KITCHEN A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset sink and drainer. Integrated appliances include a Smeg cooker with 4-ring hob and extractor over top. Storage is complete with small walk-in pantry. There is ample space for free standing appliances. Window overlooking front of property.

MASTER BEDROOM Complete with walk in **DRESSING ROOM** with window to the rear, providing ample storage space. The bedroom is complete with French doors leading to the rear garden.

BEDROOM 2 Window to side aspect.

BEDROOM 3 Window to side aspect.

BATHROOM Fully tiled with a wash hand basin, WC, bath complete with shower over top, heated towel rail, and window to side aspect.

Outside

The substantial paved driveway offers ample parking and access to the **SINGLE GARAGE** that has an up and over door as well as access from the rear. This comes complete with light and power. The remaining front aspect is well established with a small selection of shrubs and plants. The rear garden is predominately lawned with a paved terrace, shed and established shrubs, plants and trees providing a very private feel.

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

TENURE Freehold.

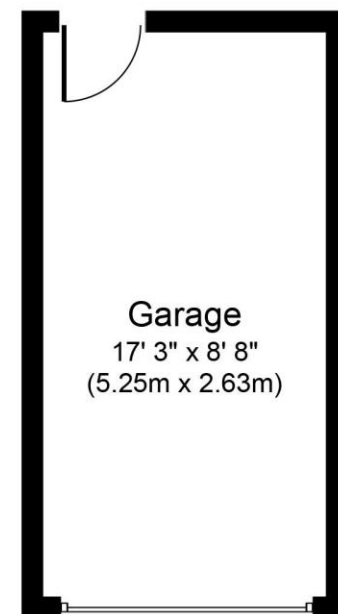
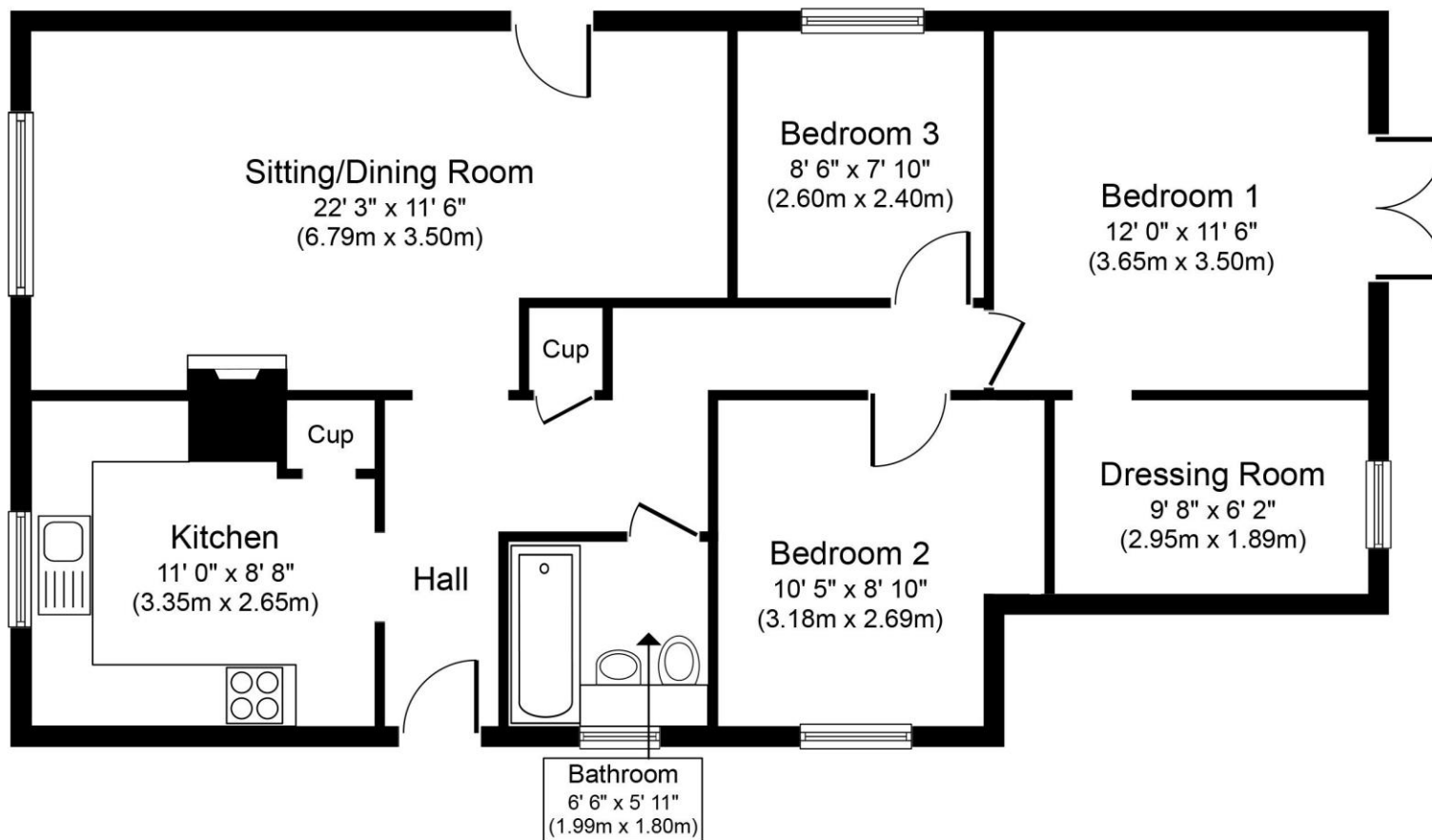
COUNCIL TAX BAND D.

LOCAL AUTHORITY West Suffolk District Council.

EPC D.

VIEWING by prior appointment only through David Burr estate agents.





Approximate Floor Area
902 sq. ft.
(83.7 sq. m.)

Garage
Approximate Floor Area
149 sq. ft.
(13.8 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

