



DAVID
BURR

Livery Lodge
22 Hamilton Road, Newmarket



Livery Lodge, 22 Hamilton Road, Newmarket, Suffolk CB8 0NY

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.

An impressively-presented and particularly large four bedroom detached house measuring close to 2,500 sq.ft of accommodation on one of the more sought after roads in Newmarket. The property boasts grandeur and size throughout with three reception rooms, four bedrooms and three bathrooms. The setting is particularly enjoyable being placed opposite many prestigious training yards with the regular opportunity to see some of the world's finest race horses. Externally boasting gated driveway parking, an integral garage, a detached studio in the rear garden beside a gazebo and bar, and beautifully presented gardens.

A well-presented four bedroom detached house in Newmarket measuring almost 2,500 sq.ft of accommodation.

ENTRANCE HALL Window and door to front aspect, a large coat cupboard, understairs storage and stairs rising to the first floor.

SITTING ROOM Window to front aspect, a gas fireplace with a marble hearth and mantel, window to side aspect and sliding doors leading to the rear garden terrace.

DINING ROOM Bay-window to front aspect.

KITCHEN / BREAKFAST ROOM A large room with a solid wood kitchen with granite worktops over and an inset sink. Integrated dishwasher and fridge-freezer with further space for a 'Rangemaster' cooker. Breakfast bar and a window to rear aspect.

UTILITY ROOM Fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances and a window to side aspect.

FAMILY ROOM Window to rear aspect and sliding doors opening to the rear garden terrace.

First Floor

LANDING A large space with ample fitted storage and a window to front aspect.

MASTER BEDROOM Sliding doors leading to the large **DRESSING ROOM**. Window to front aspect, extensively fitted wardrobes and an **ENSUITE** fitted with a bath, shower cubicle, vanity sink unit and WC.

BEDROOM 2 Window to front aspect and fitted wardrobes.

BEDROOM 3 Fitted wardrobe and window to front aspect.

BEDROOM 4 Window to rear aspect, fitted wardrobes and an **ENSUITE** with a shower cubicle, vanity sink unit and WC.

BATHROOM Fitted with a corner bath, vanity sink unit, WC and window to rear aspect.

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Outside

The property is approached through electric metal gates that open to the large paved driveway providing parking for several vehicles and access to the **INTEGRAL GARAGE**. The remaining front aspect is lawned with a wonderful selection of established shrubs and plants. The rear garden boasts a timber framed **GAZEBO** beside the **DETACHED STUDIO**. The remaining rear garden boasts an immaculate lawn bordered by an incredibly impressive array of shrubs and plants that offer bursts of colour and interest throughout the year. The extensively paved terrace offers ample entertaining space and a pathway.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

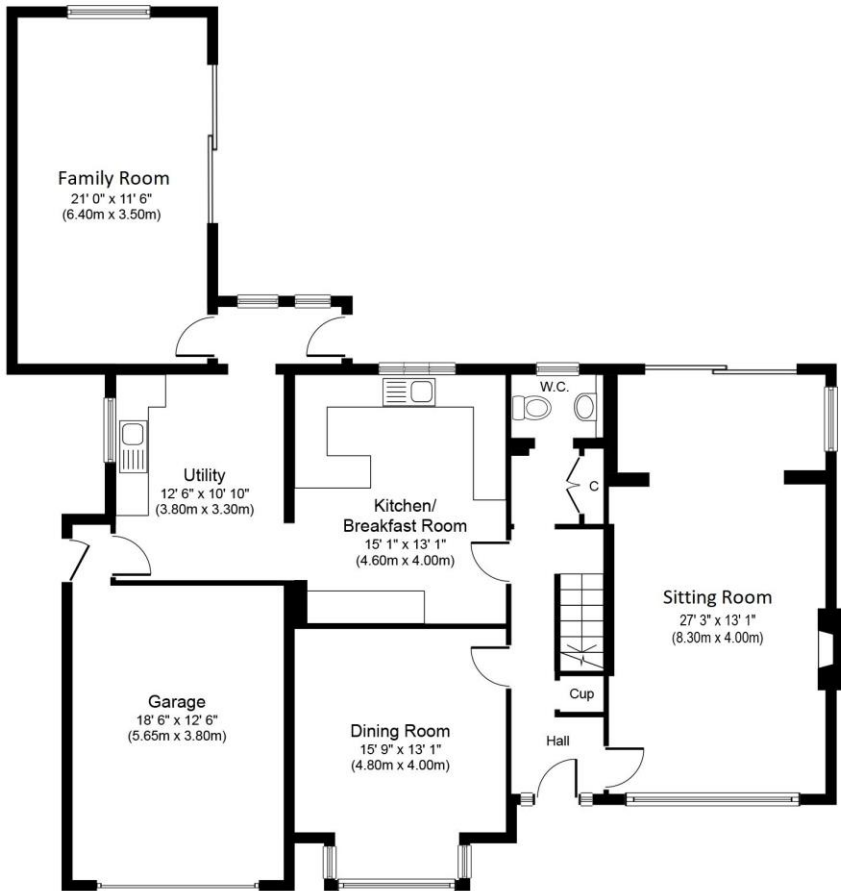
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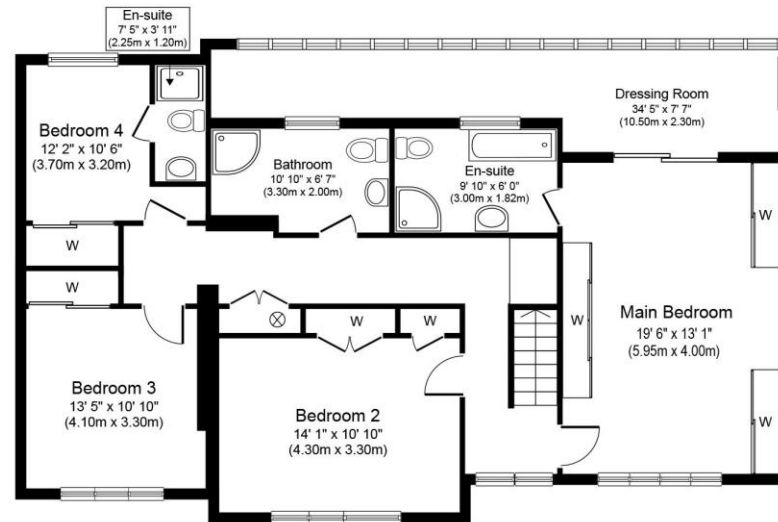
VIEWING by prior appointment only through David Burr estate agents.



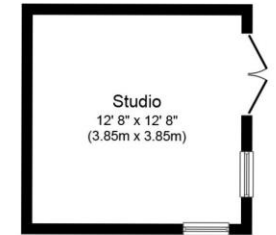




Ground Floor
Approximate Floor Area
1,495 sq. ft.
(138.9 sq. m.)



First Floor
Approximate Floor Area
1,206 sq. ft.
(112.0 sq. m.)



Outbuilding
Approximate Floor Area
160 sq. ft.
(14.8 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.



