



**34 Ashley Road
Newmarket**

**DAVID
BURR**



34 Ashley Road, Newmarket, Suffolk CB8 8DA

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 well-presented and particularly large four-bedroom detached house measuring close to 2,300 sq.ft of accommodation and boasting a highly desirable setting on the south side of Newmarket with stunning paddock views. The property offers well-proportioned accommodation throughout consisting of an entrance hall, kitchen/breakfast room, utility room, three reception rooms, four bedrooms and four bathroom. Externally enjoying a large driveway, integral double garage and beautifully presented gardens.

A four-bedroom detached house with a double garage and beautiful gardens on Ashley Road in Newmarket.

ENTRANCE HALL Oak flooring, fitted storage and stairs rising to the first floor.

SITTING ROOM Fitted storage, an electric fireplace and window to rear aspect.

DINING ROOM Sliding doors leading to the rear garden terrace.

KITCHEN / BREAKFAST ROOM Fitted kitchen with units and drawers with worktops over and an inset sink and drainer. Integrated appliances include a double oven, hob and extractor fan, with a freestanding AGA with further space for other appliances. Ample dining space, window to rear aspect and a door leading to side.

UTILITY ROOM Fitted units with oak worktops over and an inset sink and drainer. Space and plumbing for appliances and Velux window.

STUDY Window to front aspect.

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

First Floor

LANDING Two windows to front aspect and fitted storage.

MASTER BEDROOM Fitted wardrobes, window to rear aspect and an **ENSUITE** with a shower cubicle, vanity sink unit, WC and window to side aspect.

BEDROOM 2 Window to rear aspect, fitted wardrobes and an **ENSUITE** fitted with a bath and a shower over, wash hand basin, WC and heated towel rail.

BEDROOM 3 Fitted wardrobes and window to rear aspect.

BEDROOM 4 Window to front aspect.

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BATHROOM Fitted with a bath, vanity sink unit, WC, heated towel rail and window to front aspect.

Outside

The property is approached via the sizeable and paved driveway providing ample parking and access to the **INTEGRAL DOUBLE GARAGE**. The remaining front aspect boasts a wonderful selection of mature shrubs and hedging. The rear garden is particularly well-presented and predominately lawned with a large paved terrace, beautifully planted flowerbeds with established shrubs, plants, trees and flowers. The recently added brick-built **STORE** is attached to the property and offers ideal garden storage.

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

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

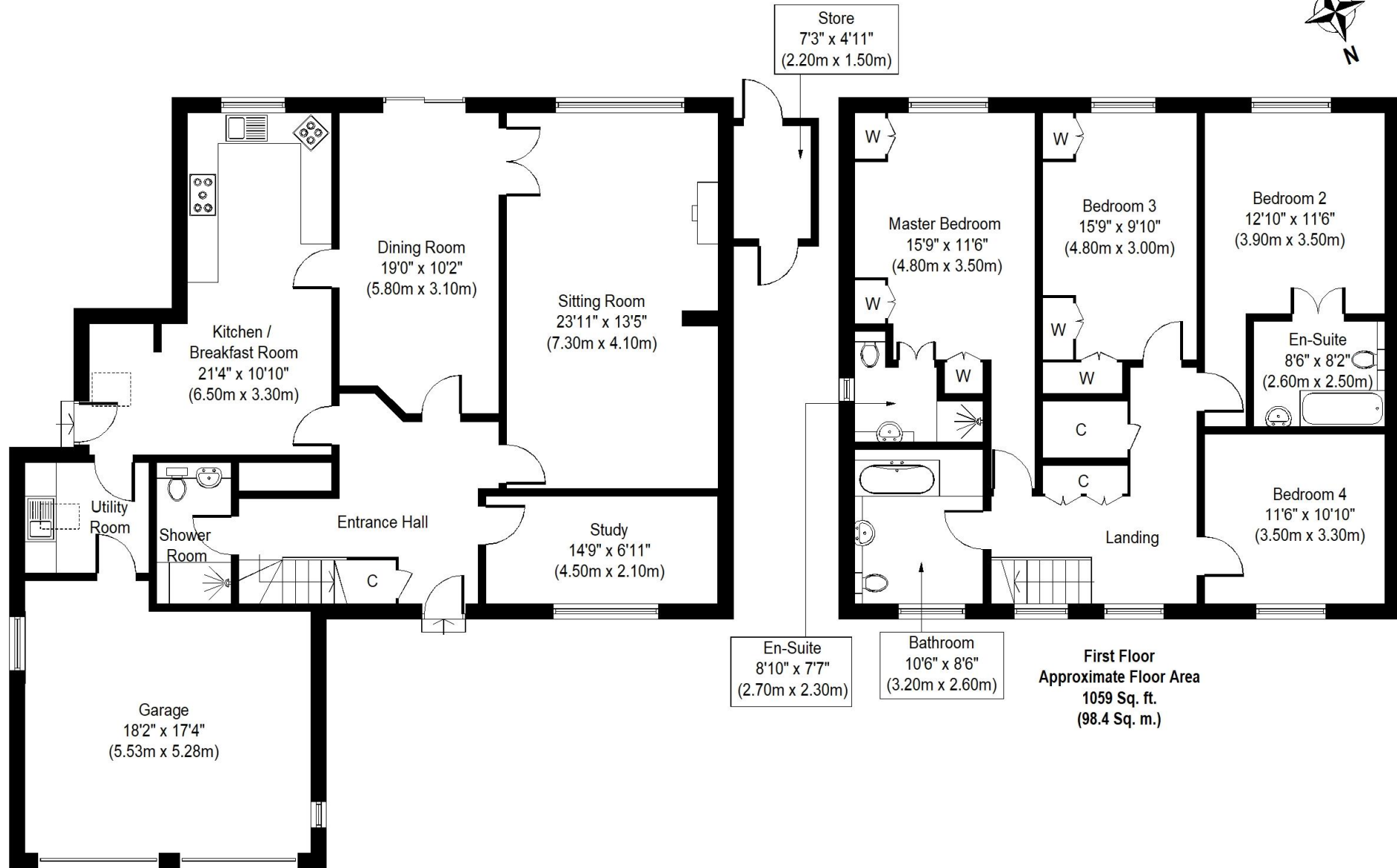
TENURE Freehold.

WHAT3WORDS everybody.sensual.lure

EPC D.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
(Including Store)
1539 Sq. ft.
(143.0 Sq. m.)

First Floor
Approximate Floor Area
1059 Sq. ft.
(98.4 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.

