



**13 Stretton Avenue  
Newmarket**

**DAVID  
BURR**





# 13 Stretton Avenue, Newmarket, Suffolk CB8 8BN

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 particularly well-presented and cleverly extended three-bedroom (with an additional study) house measuring in excess of 1,300 sq.ft of accommodation boasting a vastly popular position in town. The property is fantastically presented throughout offering an entrance hall, sitting room, kitchen/dining room, snug, utility room, cloakroom, three bedrooms, two bathrooms and a study. Externally offering a paved driveway, a detached single garage and a particularly large rear garden.

## A fantastically well-presented and deceptively spacious house in Newmarket measuring over 1,300 sq.ft of accommodation.

**ENTRANCE HALL** Stairs rising to the first floor and a window to side aspect.

**SITTING ROOM** A large bay-window to front aspect and bi-folding doors opening to the:

**KITCHEN / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with oak worktops and an inset double butler sink and drainer. Integrated hob with further space and plumbing for other appliances. Ample dining space and open to the:

**SNUG** French doors opening to the rear garden terrace.

**UTILITY ROOM** Fitted units and drawers with worktops over and an inset sink. Tiled floor, windows to side and rear aspect, space and plumbing for appliances and a door leading to the rear garden terrace.

**CLOAKROOM** Wash hand basin, WC and window to front aspect.

### First Floor

**LANDING** Stairs rising from the ground floor and window to side aspect.

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

**BEDROOM 2** Large bay-window to front aspect.

**BEDROOM 3** Fitted wardrobe and window to front aspect.

**BATHROOM** Extensively tiled with a bath and a shower over, vanity sink unit, WC, heated towel rail and window to rear aspect.



## Second Floor

**LANDING** With fitted storage.

**STUDY** Velux window, ample eaves storage and a fitted desk.

## Outside

The property is approached via the spacious paved driveway that provides ample parking and access to the **DETACHED SINGLE GARAGE**. The remaining front aspect is a raised flower bed planted with established shrubs. The sizeable rear garden is predominately lawned with a large paved terrace, a further seating area at the rear of the garden and a shed/workshop.

**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 C.**

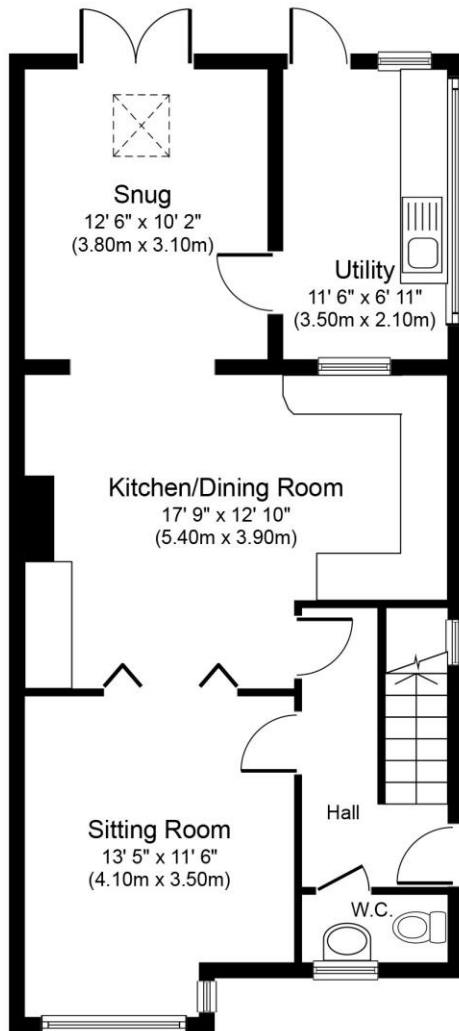
**TENURE** Freehold.

**WHAT3WORDS** snowy.inflamed.leaky

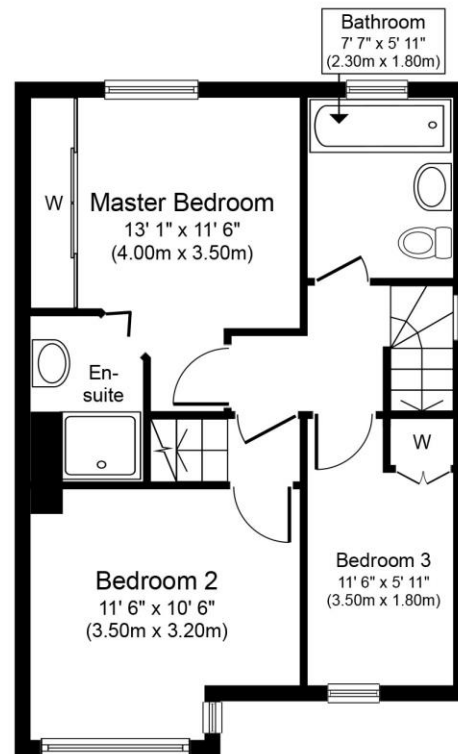
**EPC D.**

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

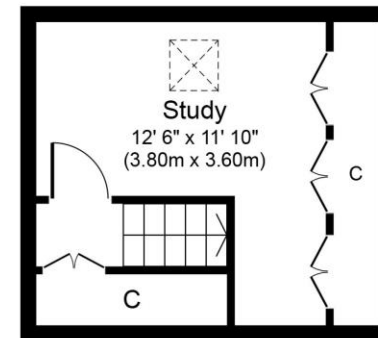




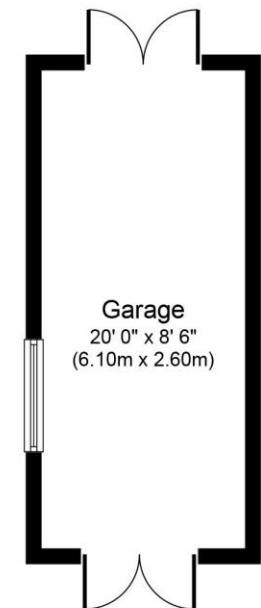
**Ground Floor**  
**Approximate Floor Area**  
**679 sq.ft.**  
**(63.1 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**453 sq.ft.**  
**(42.0 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**182 sq.ft.**  
**(16.9 sq.m.)**



**Garage**  
**Approximate Floor Area**  
**171 sq.ft.**  
**(15.9 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.



