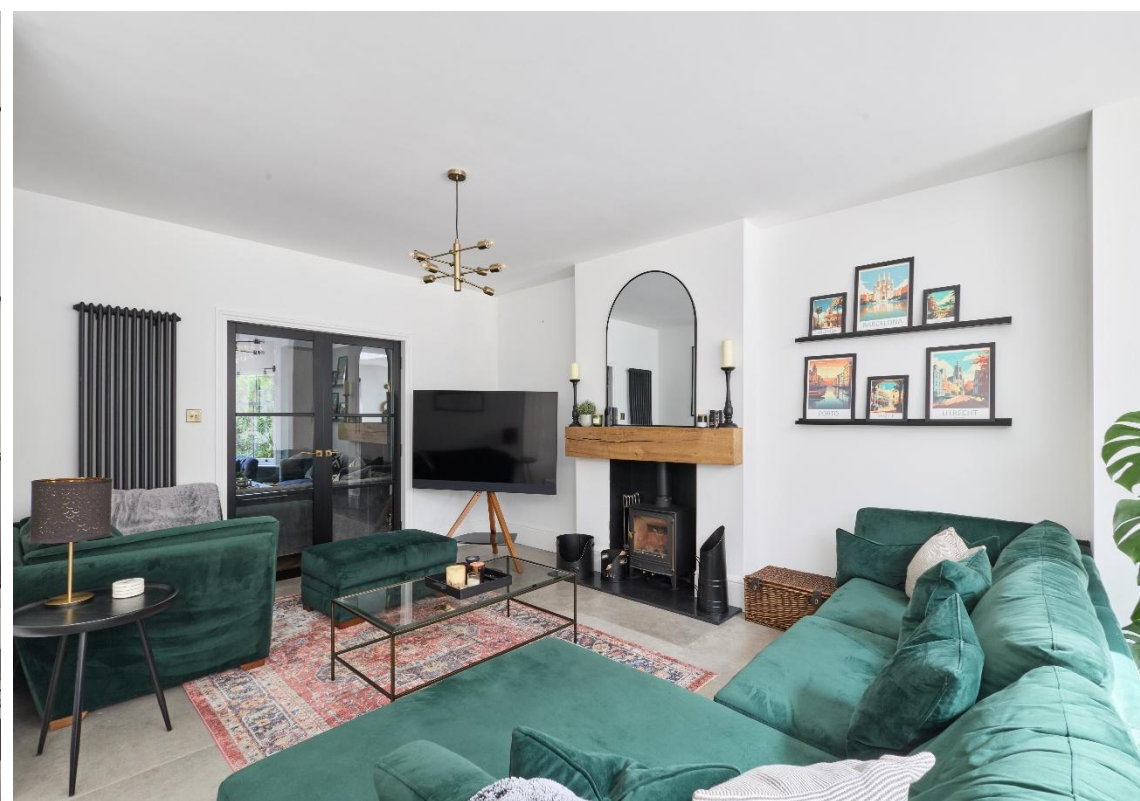




**Bury Lodge, 56 Bury Road,
Newmarket**

**DAVID
BURR**





Bury Lodge, 56 Bury Road, Newmarket, CB8 7BT

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.

This superbly presented 3,700 sq ft property is situated on the outskirts of Newmarket within walking distance of a wide range of amenities. The property has been expertly extended and updated to create a stylish and comfortable home, blending character features with high-specification modern finishes, including a particularly impressive open-plan kitchen / dining / living area, with luxurious bedrooms and bathrooms, off-road parking, and a double garage.

A substantial 3,700 sq ft stunning character property within walking distance of amenities.

Ground Floor

Entrance into the:

ENTRANCE HALL With decorative tiled flooring and stairs rising to the first floor.

SITTING ROOM A charming room featuring a bay window to the front, wood-burning stove, herringbone flooring, and decorative ceiling rose.

KITCHEN / DINING / LIVING ROOM The hub of the home, forming part of a recent extension, this lovely light room is filled with natural light and features sliding doors opening to the rear garden. The kitchen is extensively fitted with a range of units under quartz worktops with a sink inset. Appliances include a tall fridge and freezer, two dishwashers, a wine cooler, and a range cooker with five-ring induction hob. The central island provides further storage and a breakfast bar. The kitchen is open plan to the:

DINING AREA With doors opening to the garden, and in turn is open through to the:

LIVING AREA A comfortable area providing ample space for sofas around the wood-burning stove.

UTILITY ROOM Fitted with units under quartz worktops with a sink inset, plumbing for a washing machine, space for a tumble dryer, and a door leading to the rear.

STUDY An elegant room featuring a cast iron fireplace with decorative tiled inset and herringbone floor.

CLOAKROOM WC and wash basin.

Door from the hallway leads down to the:

CELLAR Two useful store rooms with the potential for conversion, currently used as storage.

First Floor

SPLIT LEVEL LANDING Leads to:

MASTER BEDROOM A delightful room featuring a cast iron fireplace and bay window to the front. Open plan through to the:

DRESSING ROOM Featuring wall-to-wall fitted wardrobes, a central island housing drawers and storage, and outlook to the rear (this room could be used to create an additional bedroom if required).

BATHROOM Stylishly fitted with a white WC, twin wash basins, free-standing bath, and a tiled shower cubicle.

BEDROOM 2 Outlook to the front.

STUDY / BEDROOM 7 Outlook to the side.

Bury Lodge, 56 Bury Road, Newmarket, CB8 7BT

CLOAKROOM Featuring a WC and wash basin.

Second Floor

BEDROOM 4 Featuring a cast iron fireplace, panelled walls, and outlook over the rear garden.

EN SUITE Fitted with a stylish white WC, wash basin, tiled shower cubicle, and heated towel rail.

BEDROOM 5 With French doors opening to the balcony, panelled walls, and a cast iron feature fireplace.

BEDROOM 6 Currently used as a dressing room, extensively fitted with wardrobes and outlook to the front.

SHOWER ROOM Tastefully fitted with a white WC, wash basin, and tiled shower cubicle.

Outside

The property is approached by double gates onto a large gravel driveway, providing parking and turning for several vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected.

The rear gardens are an asset to the property, having been thoughtfully landscaped to create sitting and dining areas enjoying the afternoon and evening sun, with a central lawn surrounded by mature beds and borders, trees, and shrubs.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,345.04 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

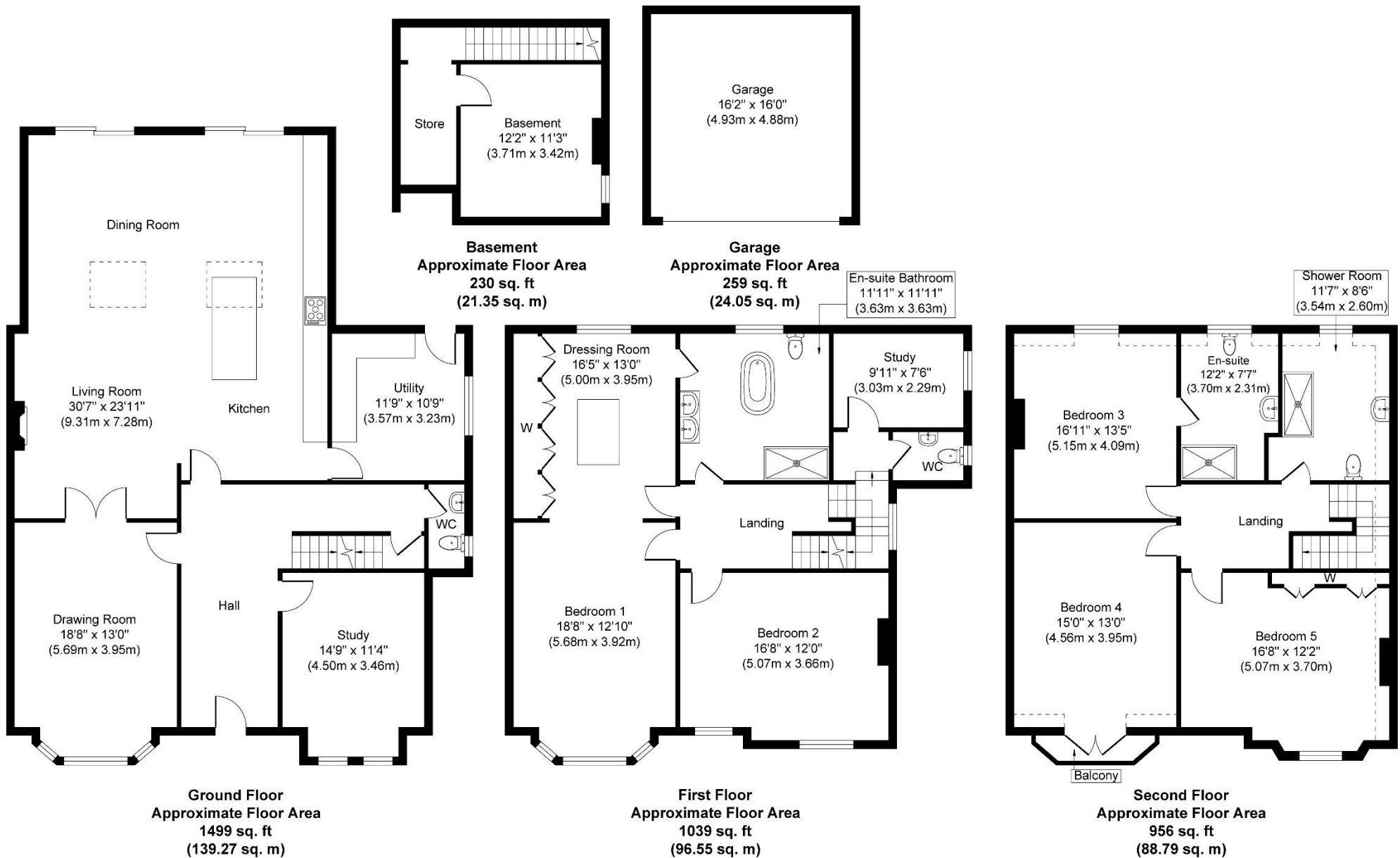
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS repeating.backswing.whirlwind

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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.

