

DAVID BURR

New Build at Queen Street, Cowlinge, Newmarket, Suffolk

New Build at Queen Street, Cowlinge, Newmarket, Suffolk, CB8 9QB

Cowlinge is a picturesque village in West Suffolk, close to the Cambridgeshire and Essex borders. Surrounded by rolling farmland and open countryside, it offers an attractive rural setting with a characterful mix of period homes and country properties. Newmarket is located eight miles away, Cambridge is 21 miles away and Bury St Edmunds 13 miles away.

A brand-new three-bedroom detached home in the sought-after village of Cowlinge, enjoying views over rolling countryside to the rear and off-road parking. Scheduled for completion in Spring 2027, the property offers early purchasers the opportunity to personalise selected internal finishes, creating a home tailored to their individual tastes.

The Property

An exceptional brand-new three-bedroom detached home situated in the sought-after village of Cowlinge, enjoying views over rolling countryside to the rear. Scheduled for completion in Spring 2027, this thoughtfully designed property combines a high-quality specification with energy-efficient features, with early purchasers having the opportunity to personalise selected internal finishes.

At the heart of the home is an open-plan kitchen/dining room, providing an inviting space for everyday living and entertaining. The bespoke kitchen will feature quartz worktops and a range of appliances, complemented by flooring throughout both the ground and first floors. A separate sitting room offers additional space to relax.

The first floor provides three bedrooms, with the principal bedroom benefiting from an en-suite bathroom and fitted wardrobes. Bedroom two also features fitted wardrobes, while Roca sanitaryware brings a stylish finish to the bathrooms.

An air source heating system will serve underfloor heating across both floors. Externally, the property will benefit from driveway parking with an electric vehicle charging point and a landscaped garden overlooking the surrounding fields.

Agents Note

A 10-year structural warranty completes this appealing new home, offering additional peace of mind.

Disclaimer

Please note that specifications, finishes and anticipated completion dates are subject to change. The information provided is based on details supplied by the developer and is intended for marketing purposes only. Prospective purchasers should make their own enquiries and confirm all material details before proceeding with a purchase.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC. A copy of the energy performance certificate is available on request.

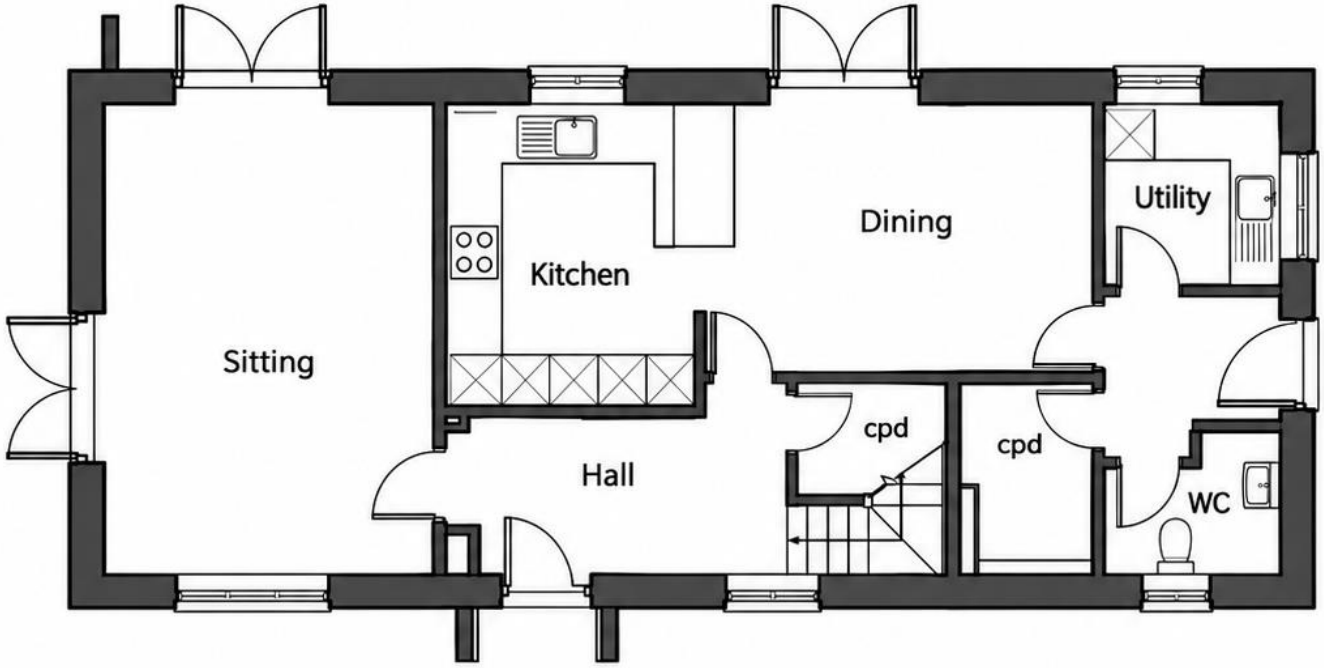
LOCAL AUTHORITY: West Suffolk Council

COUNCIL TAX BAND: TBC

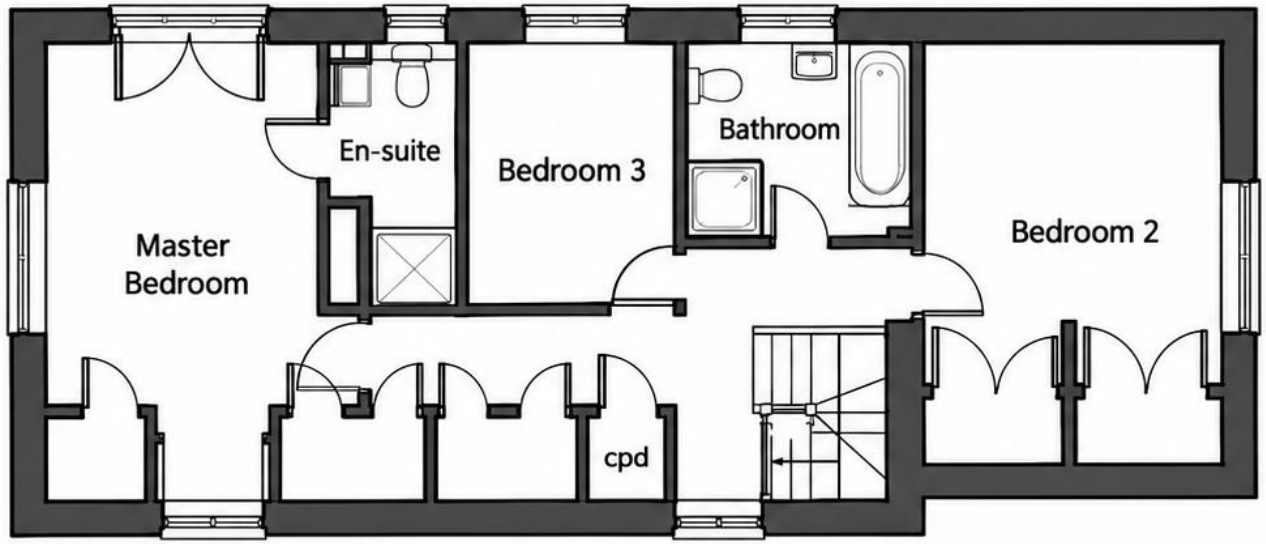
New Build at Queen Street, Cowlinge, Newmarket, Suffolk, CB8 9QB

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.



Ground Floor Plan



First Floor Plan