



Rous Road, Newmarket

Pocock + Shaw

Blantyre House
11 Rous Road
Newmarket
Suffolk
Newmarket
Suffolk
CB8 8DH

A rarely available substantial Victorian four storey, four bedroom, mid terrace town house in a highly desirable location which has been improved and updated over recent times to provide spacious and versatile accommodation, situated within a few minutes walk from the High Street in this popular town.

Guide Price £525,000



Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

RECEPTION HALL

Stairs rising to first floor, radiator, laminate flooring, inset spotlights, picture rail. Steps leading down to the cellar. Doors to:-

SITTING ROOM / DINING ROOM

Originally two separate reception rooms, they have now been opened up to give one spacious reception room, however they could easily be put back to two separate rooms as there are doors to both the sitting room and dining room from the reception hall.

SITTING ROOM

3.80 m x 3.40 m (12'6" x 11'2")
(Excluding bay window.) Bay window to front, radiator, laminate flooring. Feature fireplace with built in cupboards and shelving either side of the chimney breast. Through way leading to:-

DINING ROOM

3.40 m x 3.10 m (11'2" x 10'2")

Bay window to rear, radiator, built in cupboard to the left hand side of the chimney breast, wall mounted thermostat control.

KITCHEN

4.60 m x 3.10 m (15'1" x 10'2")

Fitted with a range of top and base units with roll top work surfaces over and 1 1/2 bowl stainless steel sink unit in front of window to side aspect. Plumbing for dishwasher, Electric/Gas cooker point, additional window to rear aspect., part glazed door leading to the outside. Radiator, tiled flooring and inset spotlights. Door to:-

UTILITY ROOM

2.10 m x 1.70 m (6'11" x 5'7")

with opaque window to rear aspect, radiator, wall mounted gas boiler and plumbing for washing machine.

CELLAR

4.10 m x 3.30 m (13'5" x 10'10")

Potential to convert to living space, but currently a useful storage area with window to rear. Gas meter located on shelf on the left hand wall.

FIRST FLOOR LANDING

Split level landing with built in storage facility. Cupboard under the stairs which leads to the second floor. Doors to:-

BEDROOM TWO

3.90 m x 3.10 m (12'10" x 10'2")

Two windows to front. Radiator.

BEDROOM THREE

3.40 m x 3.10 m (11'2" x 10'2")

Window to rear. Radiator. Built in cupboard with shelving.



BEDROOM FOUR

3.30 m x 3.20 m (10'10" x 10'6")

Window to rear, radiator, built in wardrobes and top cupboards, part vaulted ceiling.

SEPARATE WC

Comprising of a low level WC, pedestal wash hand basin, tiled floor and semi tiled surround. Part vaulted ceiling.

FAMILY BATHROOM

Comprising of free standing roll top bath, separate shower, pedestal wash hand basin. Heated towel rail, window to front, tiled surround, built in mirror and extractor fan, two spot lights.

SECOND FLOOR

Velux window to rear aspect. Storage into eaves. Part vaulted ceiling. Door to:-

MASTER BEDROOM

4.90 m x 2.90 m (16'1" x 9'6")

Dormer window to front, radiator, storage into eaves, built in wardrobe. Loft access. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail, tiled flooring and walls, inset spotlights, and velux window.

COURTYARD GARDEN

The enclosed courtyard garden has timber decking with outside lighting. Outside tap, electric point and gated rear pedestrian access.

Tenure

The property is freehold.

Energy Performance Certificate - To be confirmed

Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area and the flood risk is very low.

Council Tax Band: C - West Suffolk Suffolk

Broadband -

Basic - 17 Mbps

Superfast - 80 Mbps

Ultrafast - 1000 Mbps

Viewing: Strictly by prior arrangement with Pocock + Shaw.





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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