



Lester Piggott Way, Newmarket, Suffolk

Pocock + Shaw



32 Lester Piggott Way  
Newmarket  
Suffolk  
CB8 0BJ

Pocock + Shaw are delighted to bring to the market this modern family home set within this popular and well established residential area and positioned at the end of a no-through road.

Guide Price £265,000



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Well presented and tastefully decorated, this property offers accommodation to include an entrance hall, living room/dining room, re-fitted kitchen, three generous bedrooms and a family bathroom.

EPC (D)

Accommodation Details - Part glazed front door with storm porch leading through to:

Entrance Hall - With staircase rising to the first floor, storage cupboard under stairs, radiator, access and door leading through to:

Sitting/Dining Room - 7.21m x 3.30m (23'8" x 10'10") - Dual aspect room with windows to the front and rear aspects, fireplace to the side housing multi-fuel burner, engineered wood flooring, TV aerial connection point, radiator.

Kitchen - 3.15m x 3.28m (10'4" x 10'9") - Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, built in oven, separate four ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, radiator, window to the rear aspect, door leading to the rear garden.

Cloakroom - Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing - With access to loft space, airing cupboard, access and door leading through to:

Bedroom 1 - 3.89m x 3.28m (12'9" x 10'9") - With window to the rear aspect, radiator.

Bedroom 2 - 3.25m x 3.30m (10'8" x 10'10") - With window to the front aspect, built in wardrobes, radiator.

Bedroom 3 - 2.62m x 2.39m (8'7" x 7'10") - With window to the rear aspect, radiator.

Bathroom - Re-fitted modern shower, low level WC, wash hand basin, floor to ceiling tiled walls, tiled flooring, radiator, window with obscured glass to the front aspect.

Outside - Front - Front garden laid to lawn with a variety of plants/shrubs, path leading to the front door, lovely outlook over open green space.

Outside - Rear - Fully enclosed rear garden, predominantly laid to lawn with a variety of plants/shrubs, patio area, brick built shed, gated rear access, residents park to rear.

Newmarket 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, an 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.

Tenure  
The property is freehold.

Services  
Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and the flood risk is very low.

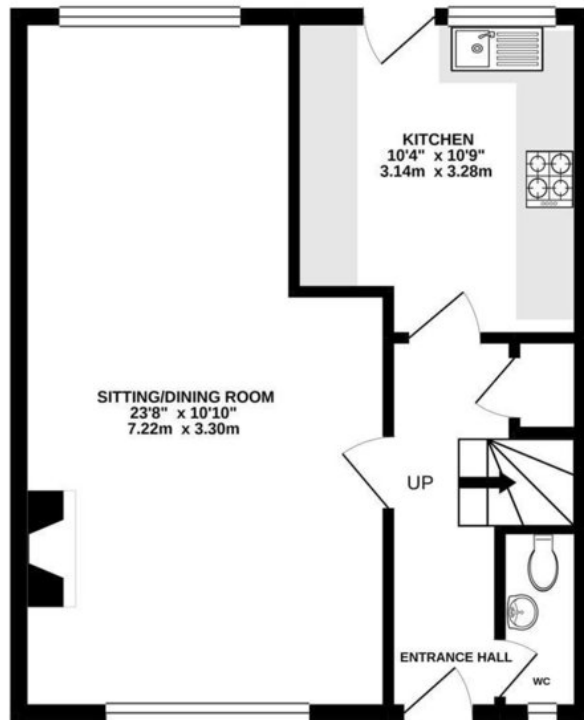
Council Tax Band: B West Suffolk



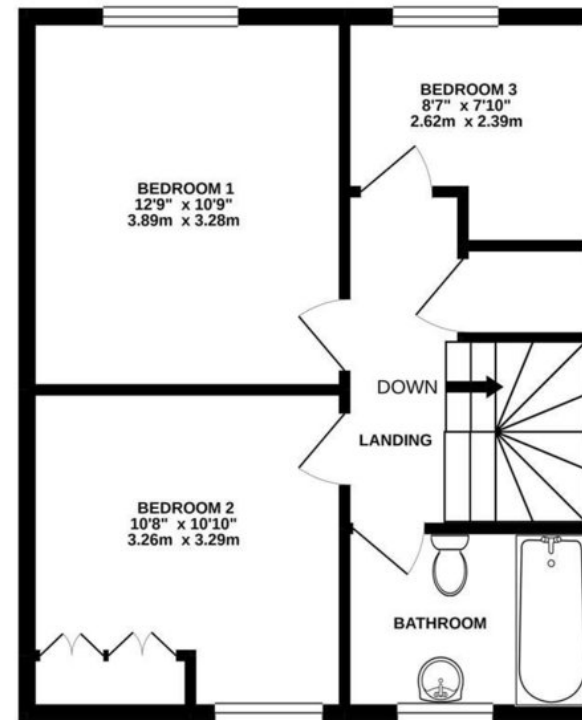
Viewing: Strictly by prior arrangement with Pocock + Shaw.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

