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Residential sales, lettings & management



22 Brickfields Avenue
Newmarket
Suffolk
CB8 7RX

A spacious and well proportioned, four bedroom semi detached family home offering a superb open plan kitchen / dining room, generous sitting room, cloakroom, master bedroom with en suite, modern family bathroom, 3 further good size bedrooms. Benefiting from an enclosed rear garden and off road parking.

Guide Price: £305,000



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, 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.

The property enjoys an excellent location, and is conveniently situated in a popular residential area approximately two miles north of Newmarket town centre. There is good access to local shopping amenities including Tesco's supermarket, Homebase DIY store and convenient access to the A14 dual carriageway. The property offers particularly spacious living accommodation, benefits from uPVC double glazed windows, garden to the rear and two off-road parking spaces. The property is heated via a gas fired radiator heating system and in detail includes:

Ground Floor

Entrance Hall

With an entrance door, stairs to first floor, 2 generous storage cupboards, radiator.

Cloakroom

Recently refitted with two piece suite comprising, vanity wash hand basin vanity unit with storage under, mixer tap and full height tiling, low-level WC and extractor fan, tiled flooring, radiator.

Open Plan Dining Room 3.96m (13') x 3.06m (10'1")

A superb open plan space with access onto the patio and garden via sliding patio doors, radiator.

Open Plan Kitchen 4.15m (13'8") x 3.96m (13')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge, freezer, dishwasher and tumble dryer, electric point for cooker, built-in electric oven and grill, built-in induction

four ring hob with extractor hood over, with a window to rear aspect, gas fired boiler, door to rear garden area.

Sitting Room 4.53m (14'10") x 4.40m (14'5")

A lovely room with a box window to front aspect, fitted carpet, TV and aerial points.

First Floor

Bedroom 4 3.05m (10') x 2.55m (8'4")

With a window to front, radiator, storage cupboard.

Landing

Access to loft space, storage cupboard.

Bedroom 2 3.68m (12'1") x 2.96m (9'9")

Window to rear aspect, radiator, storage cupboard.

Bedroom 1 3.84m (12'7") max x 3.68m (12'1") max

With a window to rear aspect, radiator, wardrobe.

En-suite Shower Room

Fitted with a recessed tiled shower enclosure with shower above and glass screen, low level wc, hand wash basin in vanity unit with storage under, tiled splashbacks, extractor fan.

Family Bathroom

Fitted with three piece suite comprising bath with hand shower attachment over and taps, pedestal wash hand basin and low-level WC, tiled surround, extractor fan.

Bedroom 3 3.59m (11'9") x 2.55m (8'5")

With a box window to front, radiator, storage cupboard.

Outside

The property is set back behind a picket fenced front garden laid mainly to lawn with a path to the front door. The enclosed rear garden is laid mainly to lawn, part screen fencing with a paved patio area for outside enjoyment.

Note:

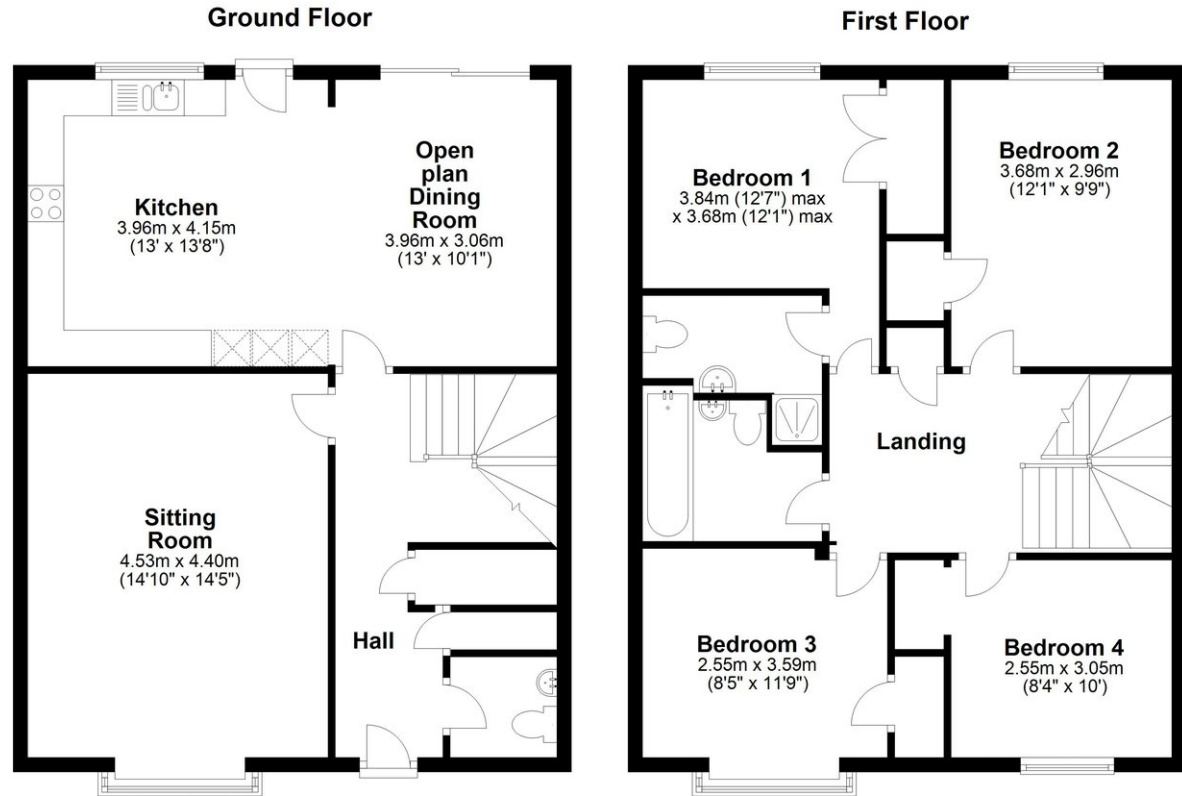
Please note that each property in this district of Studlands Park contributes to the upkeep of the communal green spaces. There is an annual charge of @£120.00 to cover this cost.



Council Tax Band: C
West Suffolk

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

Viewing: Strictly by prior arrangement with
Pocock & Shaw. KLS.



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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