

pocock & shaw

Residential sales, lettings & management



26 Wragg Drive,  
Newmarket, ,CB8 7SD

A detached three bedroom  
bungalow situated in a popular  
location north of the town centre.  
Hall, sitting room, kitchen/breakfast  
room, 3 bedrooms, shower room,  
cloakroom, enclosed garden with  
summer house, garage and parking.  
No Chain

Guide Price: £359,995



Wragg Drive is a sought after location situated to the north of the town centre and is close to a range of shopping and leisure facilities. This particular bungalow stands detached and is understood to have been built during the late 1980's. The property offers well designed accommodation complimented by an enclosed garden, garage and off road parking. Its is considered the accommodation would now benefit from some further improvement.

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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of UPVC double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

### Hall

With an entrance door, radiator, access to loft space, cupboard housing the gas fired boiler, cupboard with hot water cylinder.

**Sitting Room** 6.11m (20'1") x 3.34m (10'11")  
Windows to the front and rear, two radiators, chimney breast with gas fire.

**Kitchen/Dining Room** 3.78m (12'5") max x 3.45m (11'4")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for a washing machine, space for a fridge, electric point for cooker with extractor hood over, window to the rear, double radiator, door to the garden.

**Bedroom 1** 3.48m (11'5") x 3.16m (10'4")

With a window to the front, a range of wardrobes, radiator.

**Bedroom 2** 3.84m (12'7") x 2.40m (7'10")

With a window to the rear, radiator.

**Bedroom 3** 3.16m (10'4") x 2.10m (6'11")

With a window to the front, radiator.

### Shower Room

Fitted with a two piece suite comprising of a shower enclosure, pedestal wash hand basin with tiled splashback, shaver point, window to the side, radiator.

### Cloakroom

Fitted with a low level WC, handbasin, window to the side, radiator.

### Outside

The property is set behind a front garden with lawn, path to the front door, drive to the side providing off road parking for at least two cars and access to the GARAGE about 5.8m x 2.8m with an up and over door, side door, light and power.



The rear garden is about 14.4 m x 8.1M and is enclosed with brick wall, paved patio area, small lawn and a UPVC stand alone summer house about 2.83m x 2.21m. Side gate to the drive.

### Services

Mains water, gas drainage and electricity are connected.

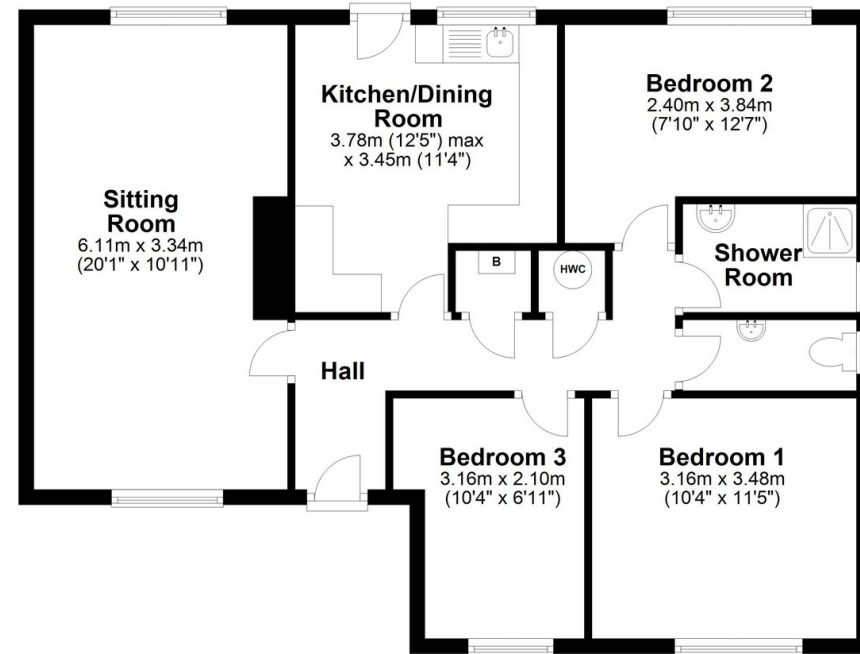
**Tenure** The property is freehold.

**Council Tax Band:** D West Suffolk.

### Viewing

Strictly by arrangement with Pocock & Shaw.

### Ground Floor



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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