



Heathbell Road, Newmarket

Pocock + Shaw

27 Heathbell Road
Newmarket
Suffolk, CB8 8AE

People often say not to judge a book by its cover, and this sentiment rings especially true for this elegant family home.

Thoughtfully reconfigured and expanded to accommodate multi-generational living, it features a breathtaking kitchen, a self-contained annex nestled at the end of a beautifully landscaped garden, and a separate spacious home office that could easily be converted into a second annex.

Beyond its superb interior, the location of this residence is equally remarkable, conveniently positioned near the renowned Newmarket Heath on the southern outskirts of town.

Guide Price £450,000



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.

This semi detached family house has over the last few years enjoyed a rolling program of improvements and today offers high versatile accommodation able to cater for a growing family, elderly relative or potential AirB&B business. With the benefit of gas fired heating and UPVC double glazed windows in detail the accommodation includes:-

Ground Floor

Hall

With an entrance door, wood laminate floor, two radiators, stairs to the first floor and window.

Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with mixer tap, low-level WC, extractor fan, tiled surrounds, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

Sitting Room 3.98m (13'1") x 3.62m (11'11") max
With a window to the front, fireplace with attractive surround, shelved alcove, wood laminate floor, radiator.

Kitchen/Breakfast Room 5.88m (19'3") max x 3.18m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, floor level LED lighting, sink unit with mixer tap, integrated dishwasher, space for an American style fridge, two fitted eye level electric ovens, built-in five ring gas hob with extractor hood over, window to the rear, breakfast bar, cupboard housing a gas fired combination boiler, tiled flooring, ceiling spotlights, door to the side and opening too:-

Dining Room/Family Room 3.96m (13') x 2.72m (8'11")

With a vaulted ceiling and two velux roof windows, window to the rear, tiled flooring, double doors to the garden, underfloor heating.

First Floor

Landing

With a window to the side, radiator, recessed ceiling spotlights, access to loft space, storage cupboard.

Bedroom 1 3.63m (11'11") x 3.26m (10'8")

With a window to the front, radiator, recessed ceiling spotlights, built in wardrobe.

Bedroom 2 3.36m (11') x 2.73m (8'11")

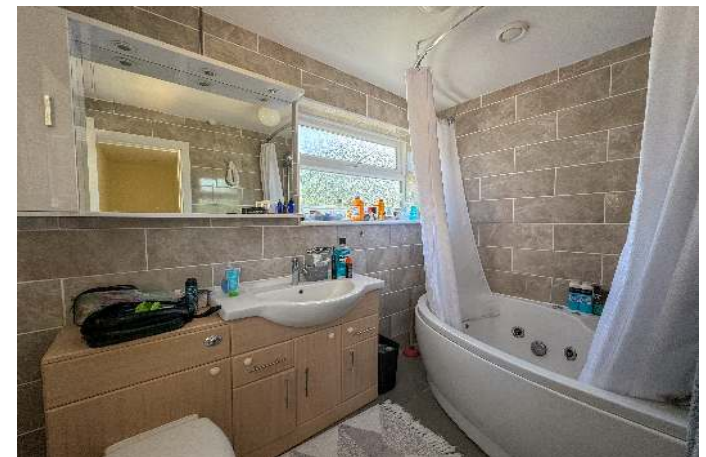
With a window to the rear, radiator, ceiling spotlights.

Bedroom 3 2.72m (8'11") max x 2.52m (8'3")

With a window to the front, radiator, recessed ceiling spotlights.

Bathroom

Fitted with a three piece suite comprising of a corner bath with shower attachment over, wash hand basin in a vanity unit with cupboard and drawers under, mixer tap and tiled surround, low-level WC, extractor fan, window to the side & rear, radiator, tiled flooring.





Outside

The property is set behind a front block paved driveway providing odd road parking. Double gates to a lean too car port. Landscaped rear garden with artificial lawn lined with ornamental trees and shrub borders, patio with pergola and outside lighting.

Office/Hobbies Room 5.19m (17') x 2.21m (7'3")

A versatile space with kitchen area and cloakroom with low level wc featuring a built in handbasin, mezzanine storage area, window to the side & rear, skylight, radiator, entrance door.

Annex

Living/Bedroom/Kitchen 7.54m (24'9") max x 4.31m (14'2") max

With double entrance doors, tiled flooring, underfloor heating, window to the front, kitchen area with a range of built in cupboards and drawers with working surfaces over, stainless steel sink unit, ceramic hob with an extractor hood over, plumbing for a washing machine, space for a fridge, cupboard housing a as fired combination boiler, recesses ceiling spotlights.

En-suite Shower Room

Comprising of a shower enclosure, vanity unit with handbasin and cupboards under, low level wc, under floor heating, extractor fan, recesses ceiling spotlights and window to the side.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area and is in a high flood risk area.

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS

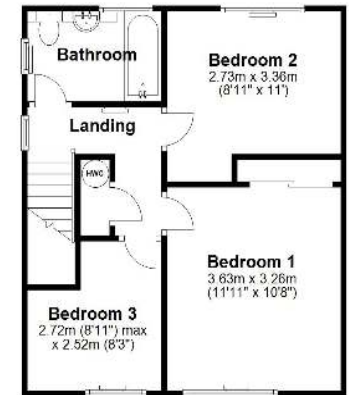




Ground Floor
Approx. 97.5 sq. metres (1048.9 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 sq. feet)

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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