



Abernant Drive, Newmarket, Suffolk

Pocock + Shaw

11 Abernant Drive
Newmarket
Suffolk
CB8 0FH

An attractive 3 / 4 bedroom modern town house situated in a small gated development with in easy reach of the town centre and railway station.

Contemporary large fitted kitchen/dining room with built in appliances, master bedroom with ensuite, enclosed garden & allocated parking.
EPC: B

Guide Price £390,000



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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Ideally situated close to the town centre and part of a fashionable enclave of mainly period properties just to the west of the town centre within walking distance of the High Street, Tattersalls and Newmarket Train Station.

This Mews development is a mixture of town houses and apartments, was built about 12 years ago and number 11 is positioned to the rear. This superb home is set over three floors and offers three or four bedroom accommodation together with a large, contemporary fitted kitchen/dining room with built in appliances, first floor living room, master bedroom with en suite and built in wardrobes, enclosed garden & allocated parking.

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

GROUND FLOOR

Entrance Hall

With an entrance door, radiator, stairs to the 1st floor.

Cloakroom

With a window to the front, fitted with a two piece suite comprising of a wash hand basin, low-level

wc, tiled splashback, radiator.

Study/Family Room/ Bedroom 4 3.42m (11'2") x 2.85m (9'4")

With a window to the front, radiator, telephone point, TV point.

Kitchen/Dining Room 5.18m (17') x 4.25m (13'11") max

A large open plan room fitted to a high standard with a range of cupboards and drawers with working surfaces over, matching wall cupboards, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, gas 4 burner hob with extractor hood over, built in double oven, sink unit, island unit with breakfast bar, window to the rear, two radiators, French doors to the garden, dining area, tiled flooring, under stair storage cupboard, central heating, control panel with recessed ceiling spotlights, wall mounted gas fired boiler.

FIRST FLOOR

Landing

Stairs to the 2nd floor and radiator.

Sitting Room 5.18m (17') max x 3.95m (13')

With two windows to the front, two radiators, telephone point, TV point.

Bedroom 1 3.00m (9'10") x 2.85m (9'4")

With a picture window to the rear, built in double wardrobes, radiator and telephone point.

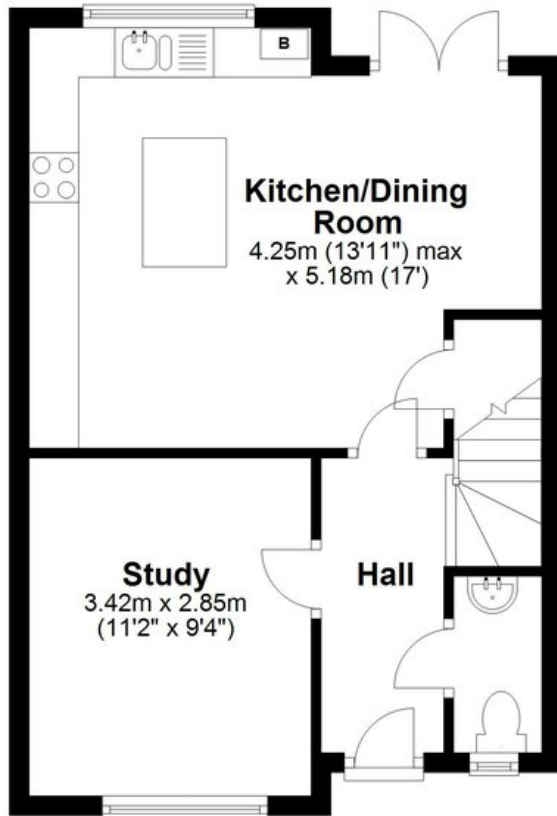
En-suite Shower Room

Fitted with a three piece suite with a shower enclosure, wash hand basin with mixer tap and tiled splashback, low-level WC, window to the rear, recessed ceiling spotlights, extractor fan, heated towel rail.



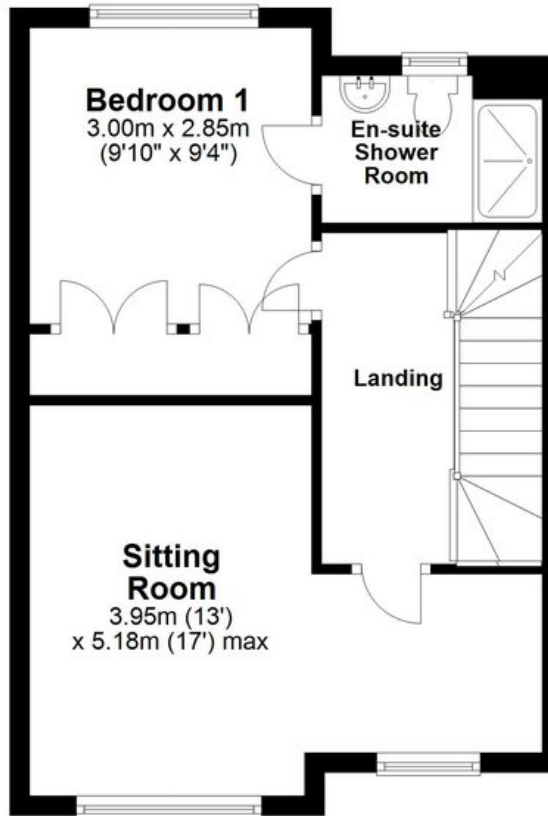
Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



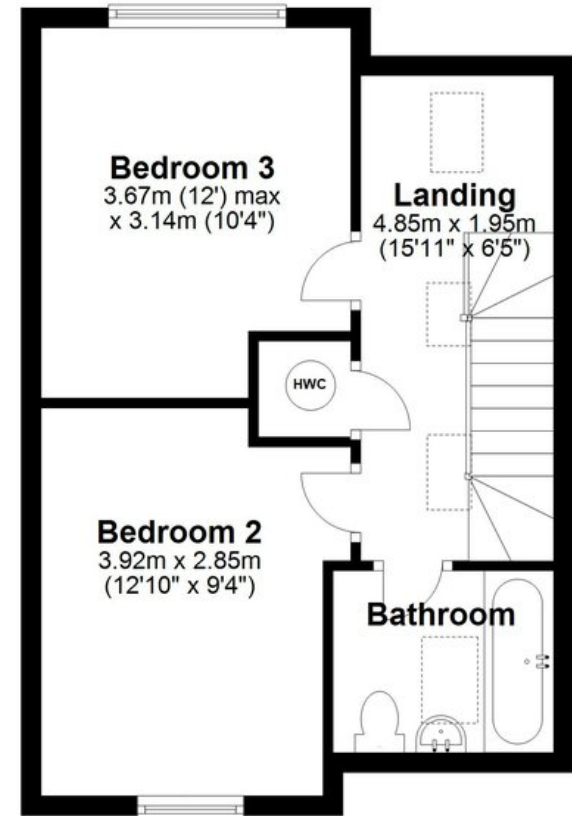
First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Second Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 112.7 sq. metres (1212.6 sq. feet)

SECOND FLOOR

Landing

Window to rear, airing cupboard.

Bedroom 2

3.92m (12'10") x 2.85m (9'4")
With a feature window to the front, access to the loft space, radiator.

Bedroom 3 3.67m (12') max x 3.14m (10'4") With a window to the rear, radiator.

Family Bathroom

Fitted with three piece suite comprising bath with shower attachment and mixer tap, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, skylight, heated towel rail with recessed ceiling spotlights.

Outside

Enclosed patio garden with raised beds. Rear gate. Allocated Parking space.

Tenure

The property is freehold. There is a small service charge for the upkeep of the communal Mews gardens etc and this is about £893 for the year ending December 2024.

Council Tax Band: D West Suffolk District Council

Services

Mains water, gas, drainage and electricity are connected.

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

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



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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