

Peterhouse Drive, Newmarket, Suffolk

Pocock + Shaw

21 Peterhouse Drive
Newmarket
Suffolk
CB8 8AT

A spacious three-bedroom detached bungalow in a sought-after residential location, within walking distance of Newmarket town centre, railway station and a well-regarded primary school. Featuring an established rear garden, generous driveway and single garage.

No Chain

Guide Price £425,000









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 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.

A spacious and well-proportioned three-bedroom detached bungalow, situated in an established and desirable residential area of Newmarket, conveniently positioned within walking distance of the town centre, railway station and a well-regarded primary school.

Offering approximately 1,100 sq. ft. of accommodation, including the garage and adjoining store, the property provides a versatile single-storey layout with excellent potential.

The accommodation comprises a welcoming entrance hall with useful built-in storage, a generous living room featuring a brick fireplace and sliding patio doors opening directly onto the rear garden, and a spacious kitchen/dining room fitted with a range of wall and base units, with ample space for a dining table and chairs.

There are three bedrooms, including two well-proportioned double bedrooms with fitted wardrobes, together with a bathroom featuring both a bath and a separate shower enclosure. The property further benefits from gas-fired central heating and double-glazed windows.

Outside, the property is set back from the road behind a lawned front garden with established shrubs and a generous driveway providing off-road parking and leading to a single garage, which benefits from an inspection pit. A useful additional store is situated to the rear of the garage.

The generously sized rear garden is a particularly attractive feature of the property, being predominantly laid to lawn with established trees, mature shrubs and planted borders. A paved patio immediately adjoining the bungalow provides an ideal space for outdoor dining and entertaining, whilst a greenhouse, pond and timber pergola complement the garden.

Combining spacious accommodation, an established garden and a convenient location, this appealing bungalow represents an excellent opportunity for families, downsizers and those seeking a property with scope to create a home to their own tastes and requirements.

Tenure The property is freehold.

Services
Mains water, gas, drainage and electricity are connected.
The property is not in an conservation area. The property is in a very low flood risk area.
The property has a registered title.
Internet connection, basic: 16Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.
EPC: C

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS











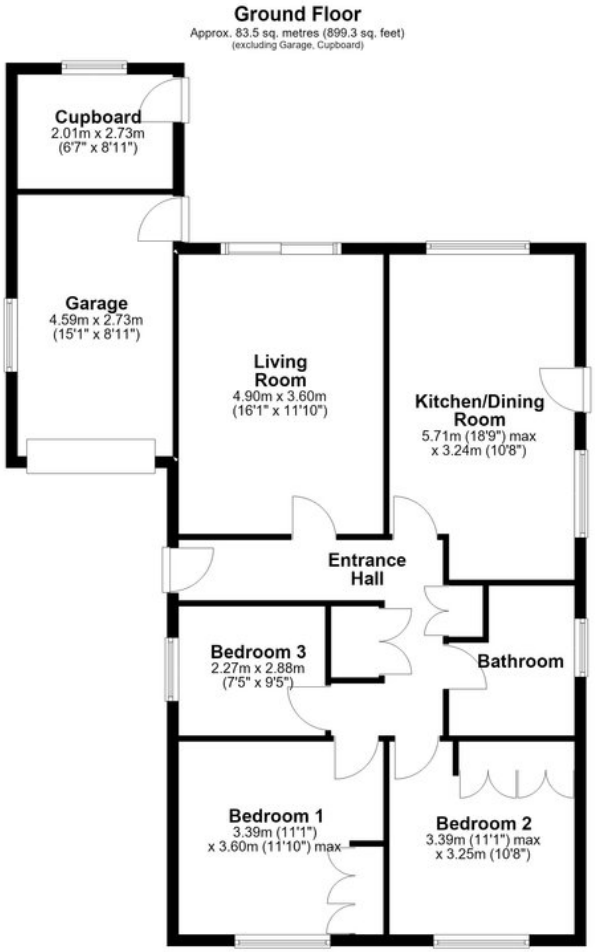

Total area: approx. 83.5 sq. metres (899.3 sq. feet)





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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