



## MILL REEF, NEWMARKET, CAMBS, CB8 7FB

- Newmarket Town Centre - approx. 0.8 miles
- Closest Railway Station - approx. 1.2 miles
- Cambridge - approx. 13 miles

Close to 2,500 sq.ft of accommodation • No onward chain • Gated residence • Driveway parking & integral garage • EPC rating C

### DESCRIPTION

The sizeable accommodation measures close to 2,500 sq.ft of accommodation comprising an entrance hall, three reception rooms, a kitchen/dining room, utility room, cloakroom, four double sized bedrooms and three bathrooms. Externally enjoying gated access, driveway parking and a south-facing rear garden.

The large entrance hall offers an impressive space, then leading to the various reception rooms. The snug is positioned at the front of the property, the main spacious sitting room sits at the rear of the property and leads out to the south facing garden terrace and the final reception room is a playroom/garden room, with bi-folding doors to the rear garden. The kitchen/dining room enjoys a stylishly fitted kitchen with stone worktops and integrated appliances including a double oven, coffee machine, fridge and hob and ample dining space. The remaining ground floor offers a utility room and cloakroom.

The spacious and light landing offers a vast sense of grandeur leading through to the principle bedroom, that enjoys extensive fitted wardrobes, balcony and an ensuite, which is extensively tiled with a his-and-hers vanity unit, bath, heated towel rail, shower and WC.

## A FLAWLESSLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR-BEDROOM DETACHED HOUSE BOASTING A PRIME SETTING IN THE POPULAR TOWN OF NEWMARKET.



The second bedroom also offers fitted wardrobes and an ensuite, which too is largely tiled with a shower, wash hand basin, heated towel rail and WC. The remaining two bedrooms are both double in size and have fitted wardrobes. The bathroom is stylishly presented with a bath and shower over, wash hand basin, WC and heated towel rail.

## OUTSIDE

Mill Reef is a prestigious gated community, so the property is accessed via electric metal gates opening to the paved driveway providing ample parking and access to the integral garage. The south facing rear garden enjoys an artificial lawn and a paved terrace.

## LOCATION

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

## ADDITIONAL INFORMATION

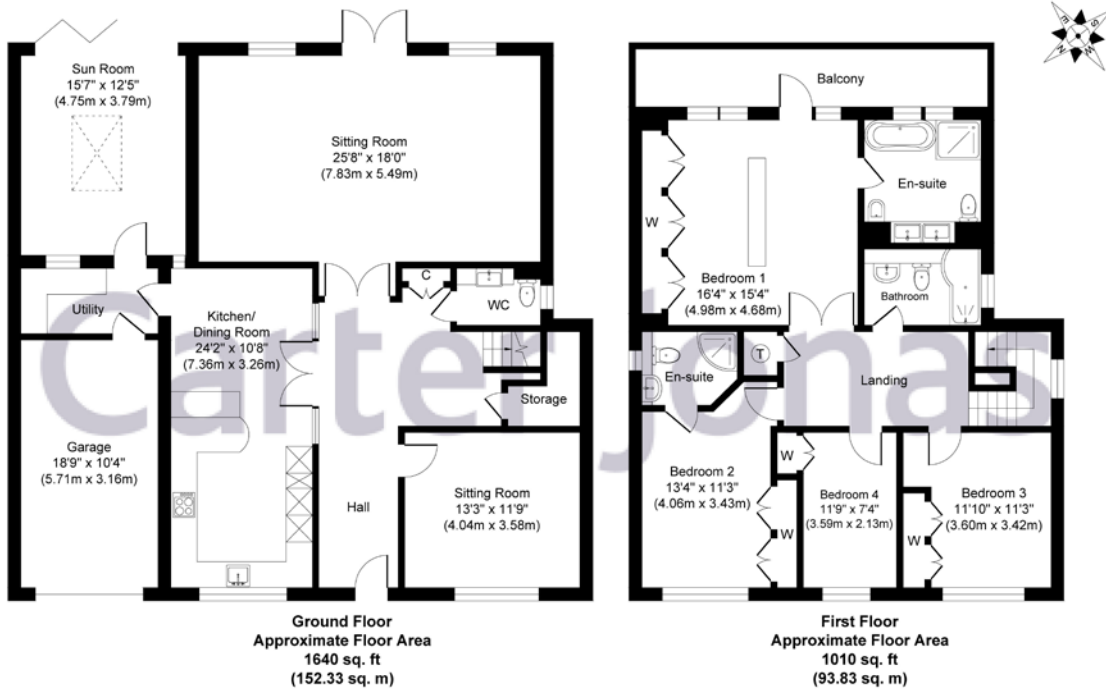
**Tenure:** Freehold

**Services:** Gas fired central heating – largely underfloor. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent. There is also a CCTV system.

**Local Authority:** West Suffolk District Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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