



Peterhouse Drive, Newmarket, Suffolk

Pocock + Shaw

9 Peterhouse Drive
Newmarket
Suffolk
CB8 8AT

A sympathetically extended 4 bedroom detached house standing in a highly sought after residential area in the Cambridgeshire part of town and with good access to the local school and the railway station. The property is superbly presented and benefits from 3 reception rooms and a conservatory, a modern fitted kitchen and a ground floor shower room and first floor bathroom. Features include a large driveway and a garage, established gardens and views over looking the playing fields.

Guide Price £510,000



Location 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 about 13 miles from Newmarket.

Accommodation; Entrance porch with a part glazed entrance door.

Hallway with stairs leading to the first floor.

Living room/dining room a large double aspect room with fireplace with a gas fire stone hearth and oak surround, sliding patio door to the conservatory.

Conservatory uPVC double glazed and with a pair French doors to the garden.

Kitchen/breakfast room with a range of modern fitted base and wall mounted units, worktops with inset sink and drainer, integrated eye level oven and grill, 4 ring ceramic hob and glass splash back, cupboard housing a gas fired boiler, recessed ceiling lighting.

Snug with a glazed door leading to the garden.

Ground floor shower room with a large walk in modern shower cubicle, hand basin and concealed cistern low level WC, recessed ceiling lighting.

Study formerly one of the garages, built in cupboard and door leading to the remaining garage.

First floor landing with an airing cupboard.

Bedroom 1 with a window to the front aspect with distant views of Newmarket town gallops.

Bedroom 2 with a window overlooking the rear garden.

Bedroom 3 with a window overlooking the rear garden.

Bedroom 4 with a window overlooking the rear garden.

Bathroom with a bath with shower over, hand basin and low level WC, part tiled walls.

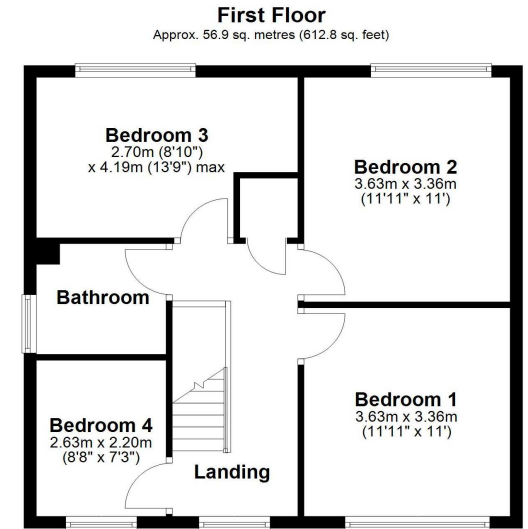
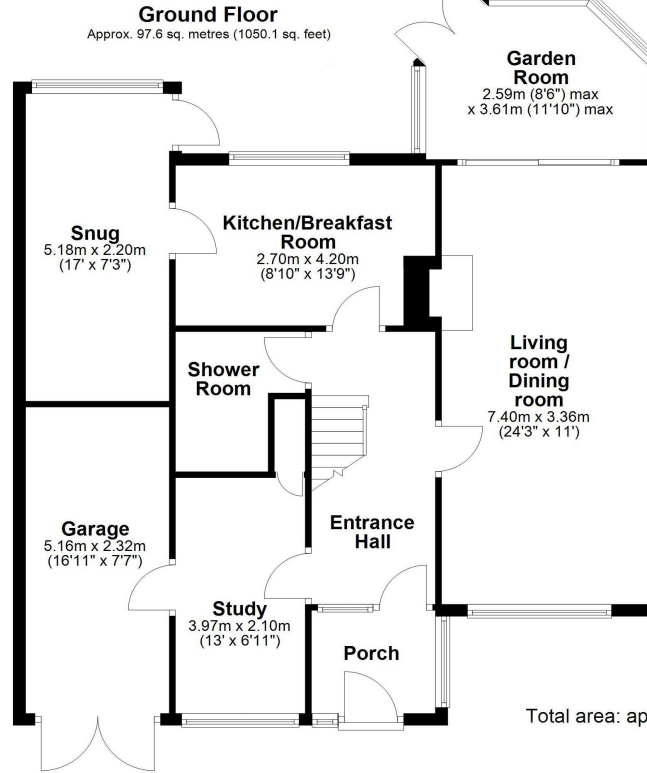
Outside The property is situated in a highly desirable no through road located within walking distance of the railway station and Ditton Lodge school and overlooking the school playing fields. The house is set back from the road with a front garden laid to lawn with shrubs and a large shingled driveway and a GARAGE with a pair of wooden doors and light and power. To the rear is a large South-west facing garden laid to lawn with established shrubs and trees a paved patio, seating area with a pergola and climbing plant and a pedestrian gated access to the side.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 16Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available. EPC: C
Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 154.5 sq. metres (1662.9 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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