

Persimmon Walk, Newmarket, Suffolk

Pocock + Shaw

14 Persimmon Walk
Newmarket
Suffolk
CB8 7BJ

A well-proportioned modern 4-bedroom home overlooking a small green in a popular residential area on the north side of town.

Features include 2 spacious reception rooms, kitchen/breakfast room, cloakroom, en suite, family bathroom, built-in wardrobes, enclosed garden and parking for 2 cars.

Guide Price £285,000









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 approximately 13 miles from Newmarket.

Ground Floor Occupying a pleasant position overlooking a small green, this well-proportioned four-bedroom home is situated within a popular, established residential area on the north side of town. Offering approximately 1,326 sq. ft. of accommodation, the property provides generous and versatile living space, ideal for family life. The ground floor comprises an entrance hall, cloakroom, a spacious sitting room with a box window overlooking the green, a separate dining room with double doors opening onto the rear garden, and a good-sized kitchen/breakfast room with ample cupboard and worktop space.

First Floor Upstairs, the first floor offers four well-proportioned bedrooms, all benefiting from built-in storage, together with an en suite shower room and a separate family bathroom. Outside, the property enjoys an enclosed rear garden with a paved patio, lawn and useful garden shed, providing a pleasant space for outdoor dining and relaxation. Further benefits include two off-road parking spaces and an attractive outlook across the communal green, making this a practical and appealing family home with plenty of potential for a purchaser to make their own mark.

Services & Tenure

Mains water, gas, drainage and electricity are connected.
The property is not in a conservation area.
The property is freehold.
The property is in a very low flood risk area.
The property has a registered title.
Internet connection, basic: 23Mbps, Superfast 69 Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax C £2,090 West Suffolk District Council

Note We understand that there is an annual financial contribution to the maintenance of the communal green areas. This is about £120 per annum.

Viewing By Arrangement with Pocock + Shaw PBS

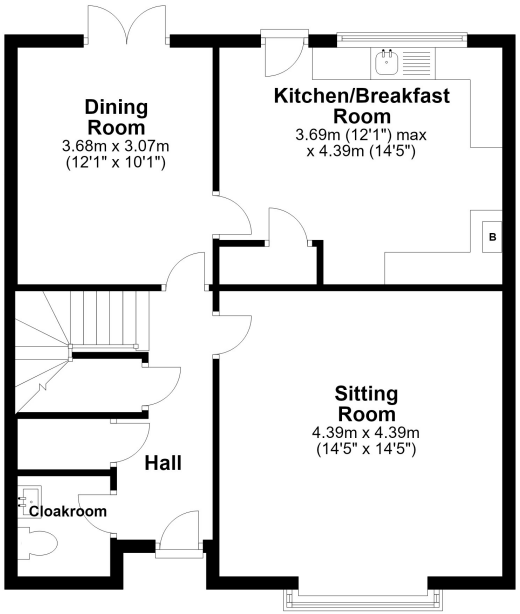






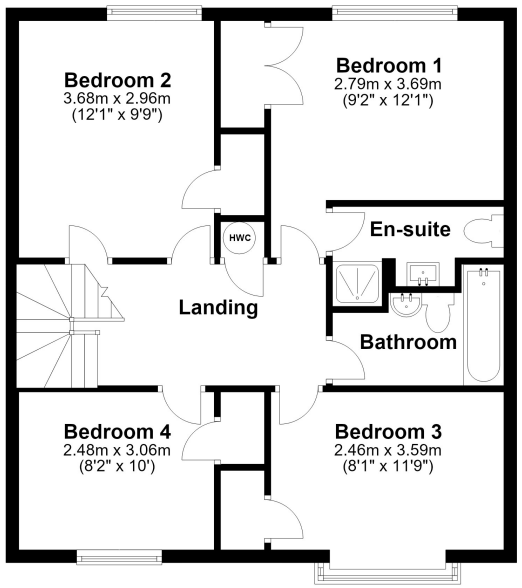
Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 123.2 sq. metres (1325.6 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

Pocock+Shaw