



33 THE AVENUE
NEWMARKET, SUFFOLK

JACKSON-STOPS 

33 THE AVENUE
NEWMARKET, SUFFOLK, CB8 9AY

TOTAL APPROX. FLOOR AREA 1,948 SQ FT / 180.9 SQ M (INCLUDING OUTBUILDING)

A DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE IN A HIGHLY SOUGHT AFTER TOWN LOCATION WITH AMPLE PARKING, USEFUL OUTBUILDING AND A GOOD SIZED GARDEN



DISTANCE

CAMBRIDGE 14 MILES

BURY ST EDMUNDS 15 MILES

STANSTED AIRPORT 33 MILES

LONDON 67 MILES

GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Cloakroom

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3 with En-Suite Shower Room

OUTSIDE

- Gated Driveway with Parking for Several Vehicles
- Enclosed Garden
- Outbuilding with Office/Wine Store and Workshop
- 0.2 Acre

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



THE PROPERTY

33 The Avenue is a beautifully presented and deceptively spacious semi-detached house in a sought after town location with a good sized garden, outbuilding and ample parking. Built in the 1930's, this property has brick and hung tile elevations under a peg tiled roof. The light and spacious accommodation extends to 1,743 sq ft with double glazing, alarm system and underfloor heating to the ground floor.

The welcoming **entrance hall** has a door to the front, fitted door mat, stairs to the first floor, understairs storage with space and plumbing for a washing machine and tumble dryer, coat hooks, double doors to the sitting/dining room, recessed ceiling downlights and wood floor. The well finished **kitchen/breakfast room** has windows to the front, base and eye level units, granite worktops, one and a half bowl sink with drainer, Insinkerator, integrated appliances including a five ring induction hob with extractor hood above, two ovens and grill, dishwasher, space for an upright fridge/freezer, breakfast bar with storage, recessed ceiling downlights and wood floor. The spacious and impressive open plan **sitting/dining room** has a window to the side, bi-fold doors to the garden, shelving and storage, fireplace with gas fire, ceiling speakers, recessed ceiling downlights and wood floor. The **cloakroom** has a frosted window to the side, wash basin with vanity unit below, w/c, cupboard housing the boiler and controls cupboard, recessed ceiling downlights and wood floor. The **landing** has a window to the front, access to the loft space and recessed ceiling downlights. The charming **principal bedroom** has windows to the front, a built-in wardrobe, ceiling speakers and recessed ceiling downlights. The **en-suite bathroom** has a frosted window to the side, pedestal wash basin, w/c, bath with shower over, heated towel rail, extractor fan, recessed ceiling downlights and tile floor. **Bedroom 2** is double aspect with windows to the side and rear and recessed ceiling downlights. The **en-suite shower room** has a pedestal wash basin, w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and wood floor.



Bedroom 3 has a window to the rear, storage cupboard and recessed ceiling downlights. The **en-suite shower room** has a wash basin with vanity unit below, w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and wood floor.

OUTSIDE

The property has a gated **driveway** to the rear providing parking for several vehicles. The **front** of the property is enclosed by brick walls and close boarded wooden fencing with a cast iron pedestrian gate, paved path to the front door, shrub beds, gravel area and a pedestrian gate providing access to the garden. Adjoining the driveway is an outbuilding housing an **office/wine store and workshop** with windows to the front and side, power and lighting and an air conditioning system. The generously sized **garden** is enclosed by close boarded wooden fencing and mainly laid to lawn with a paved terrace perfect for family entertaining, flower and shrub beds, matures trees, a paved path through the garden, outside lighting and water tap.

LOCATION

33 The Avenue is superbly situated in the town within striking distance of the High Street, railway station, Tattersalls and bowls club. Newmarket is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and the Jockey Club. Some of the finest racing in the world is seen on the Rowley Mile and the July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.



DIRECTIONS CB8 9AY

From the Clock Tower in Newmarket, proceed down the High Street and turn left into the Avenue. 33 The Avenue can be found after a short distance on the left hand side, opposite the Bowls club.

PROPERTY INFORMATION

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band E
Current annual charge: £2,874.02

LOCAL AUTHORITY: West Suffolk Council

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///nicely.betraying.fixed

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231



33 The Avenue, Newmarket, CB8 9AY

Approximate Gross Internal Area = 161.9 sq m – 1743 sq ft

Outbuilding = 18.9 sq m – 204 sq ft

Total = 180.8 sq m – 1947 sq ft

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

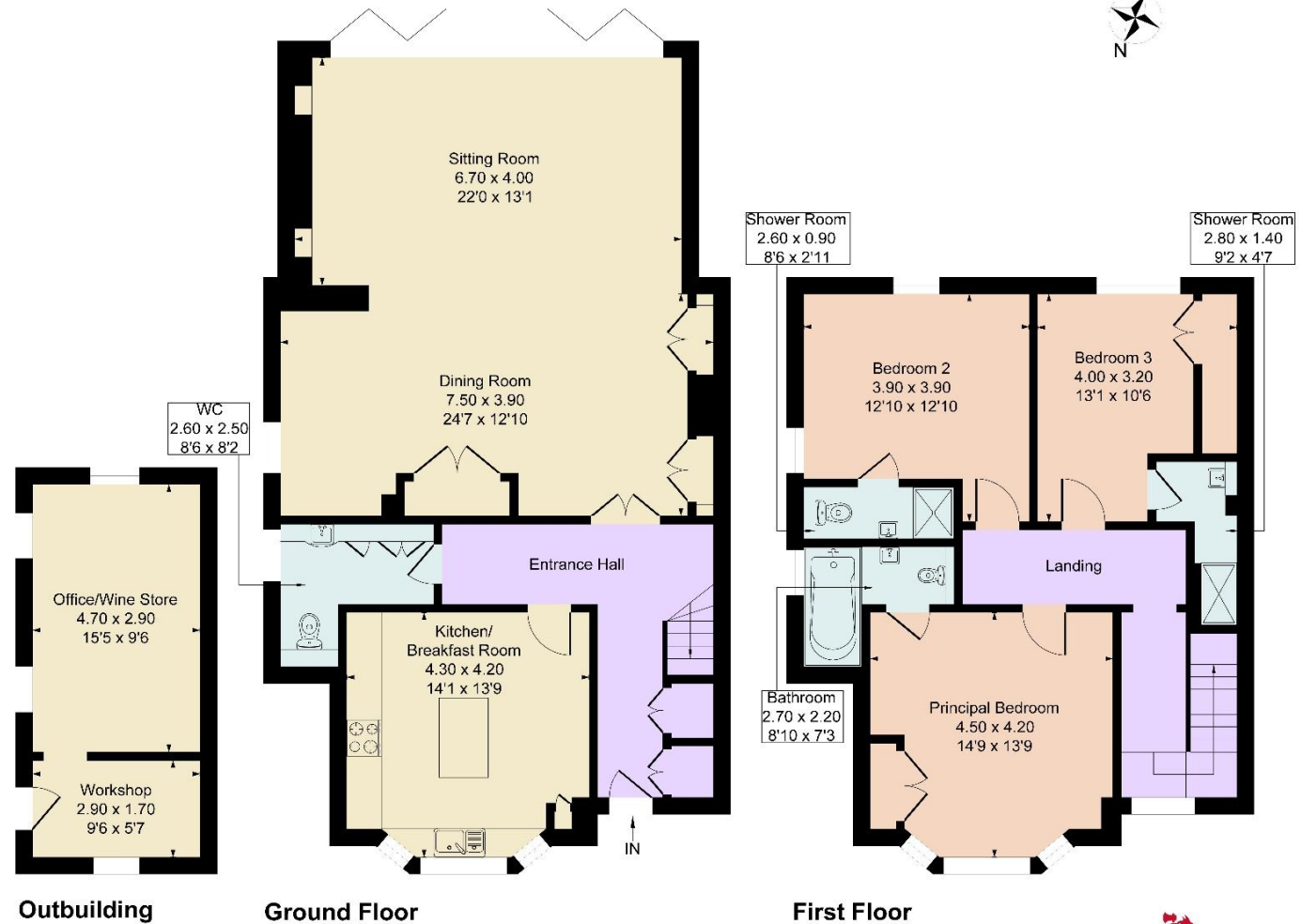
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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