



4 BIRDCAGE WALK
NEWMARKET, SUFFOLK

JACKSON-STOPS 

**4 BIRDCAGE WALK
NEWMARKET, SUFFOLK, CB8 0NE**

TOTAL APPROX. FLOOR AREA 4,116 SQ FT / 382.3 SQ M (INCLUDING GARAGE)

A WELL LOCATED DETACHED FAMILY HOUSE IN A SOUGHT AFTER TOWN LOCATION WITHIN WALKING DISTANCE OF THE HIGH STREET, TRAIN STATION AND RACECOURSES WITH AN ENCLOSED GARDEN AND DOUBLE GARAGE



DISTANCE

BURY ST EDMUNDS 15
MILES

CAMBRIDGE 13 MILES
STANSTED AIRPORT 33

MILES

GROUND FLOOR

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

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom
Dressing Room and Balcony
- Bedroom 2
- Bedroom 3
- Bedroom 4/Dressing Room
- Family Bathroom

SECOND FLOOR

- Bedroom 5
- Study/Dressing Room
- Shower Room

OUTSIDE

- Driveway with Parking for Several Vehicles
- Double Garage
- Enclosed Garden



THE PROPERTY

4 Birdcage Walk is an outstanding and beautifully presented family house finished to the highest specification and within walking distance of the High Street. Built in the 1970s this well located property has weather boarded and rendered elevations under a tiled roof with light and spacious accommodation extending to 3,767 sq ft with underfloor heating to the ground floor, air conditioning units, CAT 6 media cabling to all rooms, CCTV, Honeywell Home and alarm system.

The welcoming **entrance hall** has ceramic tiled floor. The impressive **kitchen/breakfast room** has bespoke soft closing base and eye level units, stonework tops with upstands, stainless steel sink with boiling water tap, breakfast bar, integrated AEG appliances including a five ring gas hob with extractor hood above, domino griddle, combination microwave, dishwasher, espresso machine, wine cooler and fridge/freezer, ceramic tiled floor, glazed door to the side and cantilevered oak and glass staircase to the first floor. The generously sized **sitting room** has a sliding door to the garden, glazed doors to the dining room, large windows with electric blinds, fitted cupboards and Amtico floor. The good sized **dining room** has sliding doors to the garden, Amtico floor and recessed ceiling downlights. A useful **utility room** is located off the kitchen/breakfast room with fitted units, one and a half bowl sink with drainer, airing cupboard, space and plumbing for a washing machine and tumble dryer and a door to the double garage. A superbly finished **cloakroom** is located off the utility room.



The spacious galleried **landing** has a door to the balcony, engineered oak floor and stairs to the second floor. The impressive **principal bedroom** has windows and a door to the balcony, **dressing room** with a good display of fitted wardrobes and beautifully finished **en-suite bathroom**. There are **two further bedrooms** to the first floor, **bedroom 4/dressing room** with hanging and shelves and a superbly finished **family bathroom**.

The second floor boasts the spacious double aspect **Bedroom 5** with a **study/dressing room** and **en-suite shower room**

OUTSIDE

4 Birdcage Walk is approached through an electric cast iron gate leading to **parking** and the integral double garage. The **double garage** has a remote controlled electric up and over door to the front, fitted units, gas fired boiler, porcelain tiled floor, power and light. The rear of the property can be accessed to both sides. The attractive **garden** has been completely landscaped with a paved terrace perfect for family entertaining, a small well maintained lawn, external power and lighting and flower and shrub beds.



LOCATION

4 Birdcage Walk is superbly situated in the town within walking distance of the High Street, Train Station and Racecourses. 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 0NE

From the clock Tower proceed down Newmarket High Street until you reach the Shell Garage at the far end of town. Turn right into Birdcage Walk and bearing right No.4 can be found on the left hand side.

PROPERTY SERVICES

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating and underfloor heating to the ground floor.

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

COUNCIL TAX: Band G

Current annual charge: £3,919.12

LOCAL AUTHORITY: West Suffolk Council

Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///headlight.discount.bells

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

Email: newmarket@jackson-stops.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

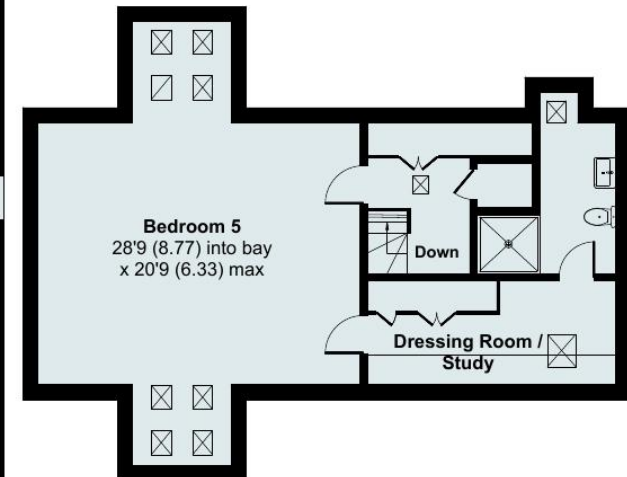
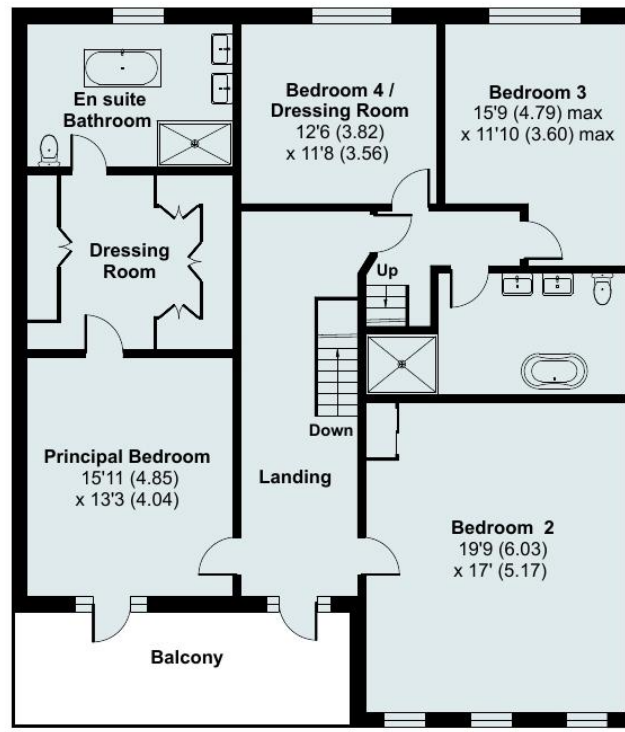
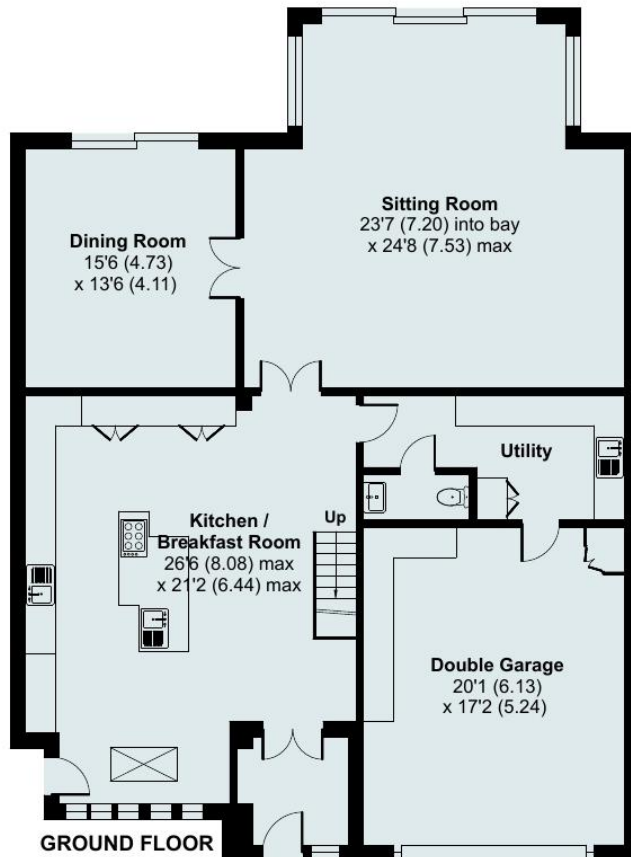
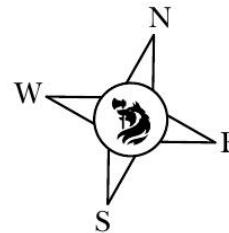
4 Birdcage Walk, Newmarket

Approximate Area = 3767 sq ft / 349.9 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 4116 sq ft / 382.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1471305



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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.



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