



3 DUCHESS DRIVE
NEWMARKET, SUFFOLK

JACKSON-STOPS 

3 DUCHESS DRIVE
NEWMARKET, SUFFOLK, CB8 8AG

TOTAL APPROX. FLOOR AREA 2,242 SQ FT / 208.2 SQ M (INCLUDING GARAGE)

A SUPERB NEWLY RENOVATED DETACHED FAMILY HOUSE WITH AN ENCLOSED GARDEN AND DETACHED DOUBLE GARAGE IN A SOUGHT AFTER TOWN LOCATION



DISTANCE

CAMBRIDGE 13 MILES

BURY ST EDMUNDS 15 MILES

STANSTED AIRPORT 34 MILES

LONDON 67 MILES

GROUND FLOOR

- Reception Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Cloakroom

FIRST FLOOR

- Galleried Landing
- Principal Bedroom with En-Suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Driveway with Parking for Serval Vehicles
- Detached Double Garage
- Enclosed Front, Side and Rear Garden



THE PROPERTY

3 Duchess Drive is a newly renovated detached family house with an enclosed garden and double garage in a sought after town location. This well located property extends to 1,758 sq ft, with brick and hung tile elevations under a tiled roof with double glazing and gas fired central heating.

The welcoming **reception hall** has a window and door to the front, stairs to the first floor and double doors to the sitting room. The generously sized double aspect **sitting room** has sash windows to the side, open fireplace with brick surround, sliding doors to the patio and recessed ceiling downlights. The **dining room** has a bay window to the front and wood floor. The useful **study** has a window to the front. The charming double aspect **kitchen/breakfast room** has windows to the side and rear, base and eye level units, wood worktops, stainless steel sink with drainer, integrated appliances including a four ring induction hob with extractor hood above, oven/grill, space and plumbing for a washer/dryer, space for an upright fridge/freezer, door to the garden, recessed ceiling downlights and latex floor. The **cloakroom** has a frosted window to the side, wash basin with vanity unit below, w/c and tiled floor.

The galleried **landing** has a window to the front. The large **principal bedroom** has windows to the rear, built-in wardrobes and wood floor. The **en-suite shower room** has a frosted window to the rear, pedestal wash basin, w/c, tiled walk-in shower cubicle extractor fan and tiled floor. **Bedroom 2** has a bay window to the front and wood floor. **Bedroom 3** has a window to the front and built-in wardrobes. **Bedroom 4** has a window to the side and shelving. The well finished **family bathroom** has a frosted window to the rear, wash basin with vanity unit below, concealed unit w/c, bath, cupboard housing the hot water tank, extractor fan and tiled floor.



OUTSIDE

3 Duchess Drive is approached through a pair of cast iron gates with a blocked paved **driveway** to the front providing parking for several vehicles. There is a pedestrian gate to the side of the property leading to the rear garden.

The charming **front and side garden** is enclosed by close boarded wooden fencing and brick walls and mainly laid to lawn with flower and shrub beds, mature trees and outside lighting.

The spacious **detached double garage** has an electric door to the front, windows and door to the side, storage, shelving, power and lighting.

The **rear garden** is enclosed by close boarded wooden fencing and brick walls with a paved terrace perfect for family entertaining, gravel area, paved paths, flower and shrub beds, mature trees, pond, outside lighting and water tap.



LOCATION

3 Duchess Drive is set in a sought after town location within one mile of the High Street. 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. The town provides a good range of amenities including schools, shops, supermarkets, 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, Cambridge North and South, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 40 minutes' drive.



DIRECTIONS CB8 8AG

From the Newmarket Clock Tower roundabout turn right into Old Station Road. Follow Old Station Road until the crossroads and proceed straight over into Duchess Drive. Number 3 can be found after a short distance on the left hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity, drainage and new gas fired central heating. New radiators and boiler installed.

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

COUNCIL TAX: Band E
Current annual charge: £3,037.44

LOCAL AUTHORITY: East Cambridgeshire District
Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBILE SIGNAL/COVERAGE: yes

What3words: ///dandelions.crop.birthing

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

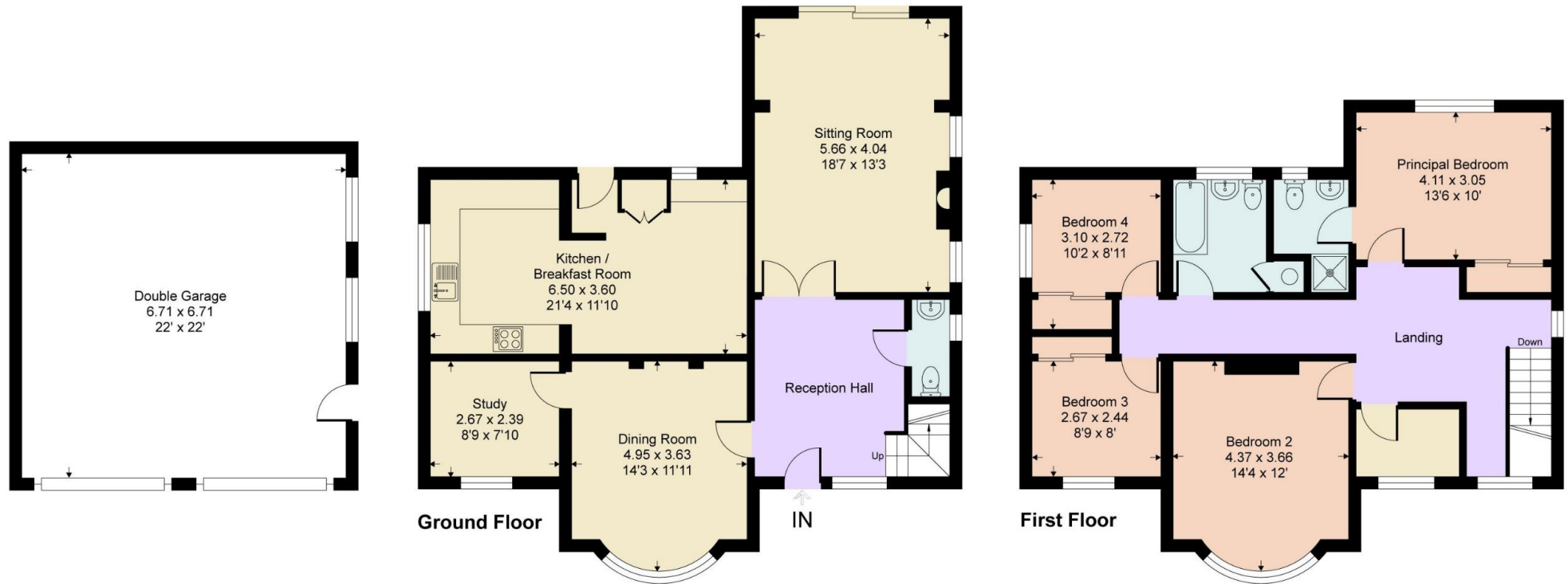
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

3 Duchess Drive, Newmarket

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Approximate Garage Internal Area = 44.9 sq m / 484 sq ft

Approximate Total Internal Area = 208.2 sq m / 2242 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure



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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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