



9 ABERNANT DRIVE  
NEWMARKET, SUFFOLK

JACKSON-STOPS 

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**9 ABERNANT DRIVE  
NEWMARKET, SUFFOLK, CB8 0FH**

TOTAL APPROX. FLOOR AREA 1,252 SQ FT / 116.3 SQ M

**A DELIGHTFUL TOWN HOUSE SET IN A SOUGHT  
AFTER GATED DEVELOPMENT WITHIN WALKING  
DISTANCE OF THE HIGH STREET, TRAIN STATION,  
TWO RACESCOURSES AND TATTERSALLS ROOMS**



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#### **DISTANCE**

CAMBRIDGE 14 MILES

BURY ST EDMUNDS 15 MILES

STANSTEAD AIRPORT 32 MILES

LONDON 67 MILES

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#### **GROUND FLOOR**

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

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#### **FIRST FLOOR**

- Landing
- Sitting Room
- Principal Bedroom with En-Suite Shower Room

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#### **SECOND FLOOR**

- Landing
- Bedroom 2
- Bedroom 3
- Family Bathroom

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#### **OUTSIDE**

- Allocated Parking for 1 Car
- Enclosed Garden



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## THE PROPERTY

9 Abernant Drive is a delightful townhouse in a gated sought after development. Built 2012, this well located property has brick elevations under a tiled roof. The light and spacious accommodation extends to 1,252 sq ft, with double glazing and gas fired central heating.

The welcoming **entrance hall** has a fitted door mat and stairs to the first floor. The **dining room** has a window to the front. The spacious **kitchen/breakfast room** has a window to the rear, French doors to the courtyard garden, base and eye level units, worktops, one and a half bowl stainless steel sink with drainer, integrated appliances including a four ring gas hob with extractor hood above, oven and grill, fridge and freezer, dishwasher, cupboard housing the boiler, breakfast bar, recessed ceiling downlights and tiled floor. The **cloakroom** has a frosted window to the front, pedestal wash basin, w/c and tiled effect floor. The **landing** has stairs to the second floor. The **sitting room** has a window to the front. The **principal bedroom** has a window to the rear and built-in wardrobes. The **en-suite shower room** has a frosted window to the rear, wash basin, w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and tiled effect floor. The **landing** has roof light and airing cupboard. **Bedroom 2** has a window to the front and access to the loft. **Bedroom 3** has a window to the rear. The useful **family bathroom** has a roof light, wash basin, w/c, bath with shower attachment, heated towel rail, extractor fan, recessed ceiling downlights and tiled effect floor.



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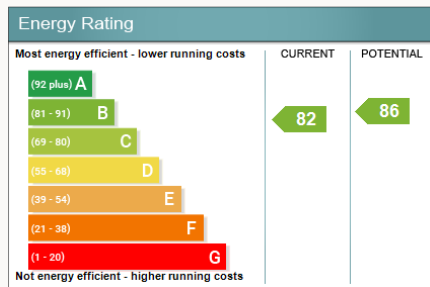
## OUTSIDE

The property has an **allocated parking** space for one car. The **front** of the property has outside lighting. A pedestrian gate to the side provides access to the garden. The **garden** is enclosed by close boarded wooden fencing and mainly laid to lawn with a paved path to the pedestrian gate, shed, outside lighting and water tap.

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## LOCATION

9 Abernant Drive is set in a sought-after town location within striking distance of the High Street and local amenities. 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.



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## DIRECTIONS CB8 0FH

From the clock tower roundabout proceed up Newmarket High Street, turning right into Black Bear Lane and then immediately right. The gated entrance to Abernant Drive can be found a short distance further on the right.

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## 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 D  
Current annual charge: £2,351.47

**SERVICE CHARGE:** An annual charge, currently £558.10 for the upkeep/maintenance of communal areas at Abernant Drive.

**LOCAL AUTHORITY:** West Suffolk Council  
Tel: 01284 763233

**BROADBAND SPEED:** Ofcom states speed available up to 1800 mbps

**MOBLIE SIGNAL/COVERAGE:** Yes

**What3words:** ///barbarian.elsewhere.identity

**VIEWING:** Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231  
Email: [newmarket@jackson-stops.co.uk](mailto:newmarket@jackson-stops.co.uk)

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.

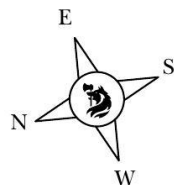
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

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.

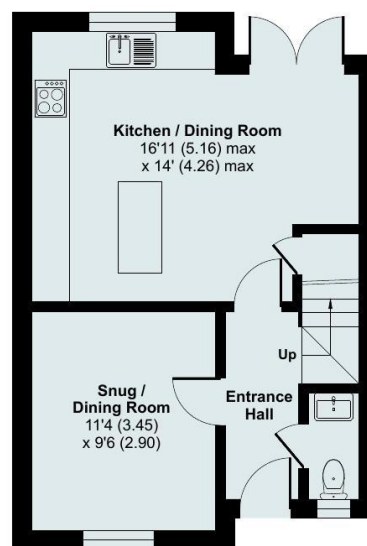
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract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



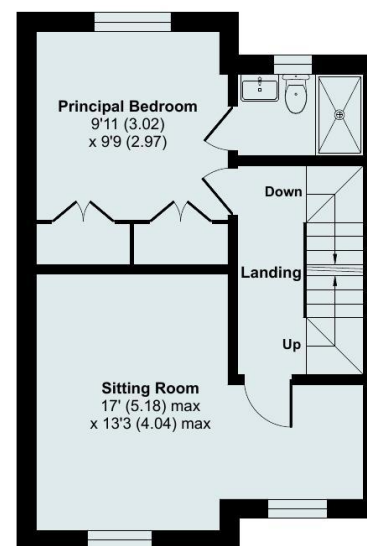
## 9 Abernant Drive, Newmarket, CB8

Approximate Area = 1252 sq ft / 116.3 sq m

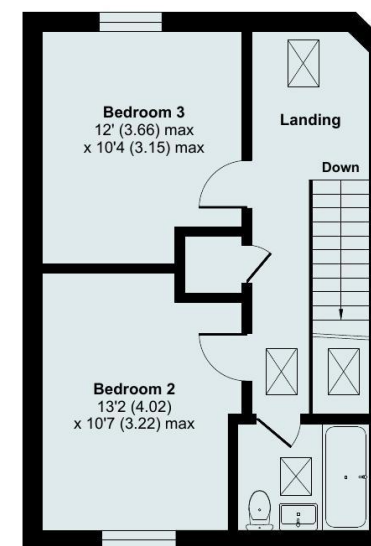
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1509478



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NEWMARKET

01638 662231

newmarket@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910