

19 THE MALTINGS

NEWMARKET, SUFFOLK

JACKSON-STOPS

19 THE MALTINGS
BREWERS LANE, NEWMARKET, SUFFOLK, CB8 7FP

TOTAL APPROX. FLOOR AREA 1,995 SQ FT / 185 SQ M (EXCLUDING THE GARAGE)

A SUPERBLY FINISHED AND DECEPTIVELY SPACIOUS TOWNHOUSE WITH TWO PRIVATE BALCONIES AND AN ENCLOSED REAR GARDEN WITHIN WALKING DISTANCE OF THE TOWN CENTRE



DISTANCE

CAMBRIDGE 14 MILES
BURY ST EDMUNDS 15 MILES
STANSTED AIRPORT 34 MILES
LONDON 67 MILES

GROUND FLOOR

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

FIRST FLOOR

- Landing
- Sitting Room with Balcony

SECOND FLOOR

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

THIRD FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom and Roof Top Terrace

OUTSIDE

- Driveway with Parking
- Single Garage
- Rear Garden



THE PROPERTY

19 The Maltings is a superbly finished and spacious four-storey townhouse with an enclosed garden. Built in 2017, this well located property has brick elevations under a slate roof. The light and spacious accommodation extends to 1,995 sq ft, with double glazing and gas fired central heating.

The welcoming **entrance hall** has a part glazed door to the front, storage cupboard and stairs to the first floor. The superb open plan **kitchen/dining room** has a window and bi-fold doors to the garden, fitted base and eye level units, worktops with splashbacks, stainless steel sink with drainer, island with breakfast bar, integrated appliances including four ring gas hob with extractor hood above, oven, grill, fridge, freezer, dishwasher, recessed ceiling downlights and tiled floor. The useful **cloakroom/utility room** has a frosted window to the front, wash basin, concealed unit w/c, space and plumbing for a washing machine and dryer, extractor fan, recessed ceiling downlights and tiled floor. The **landing** has a full-length window to the rear, stairs to the second floor and recessed ceiling downlights. The generously sized double aspect **sitting room** has windows to the front and bi-fold doors onto the **private paved balcony** overlooking the garden. The second floor has **three good sized double bedrooms**, one with an **en-suite shower room,** built-in wardrobes and a well finished **family bathroom**. The top floor houses the impressive double aspect **principal bedroom** with a window to the front, double doors onto the **private paved roof top terrace**, built-in wardrobes, storage cupboard and recessed ceiling downlights. The well **finished en-suite shower room** has a frosted window to the rear, tiled walk-in shower cubicle, concealed unit w/c, wash basin, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor.





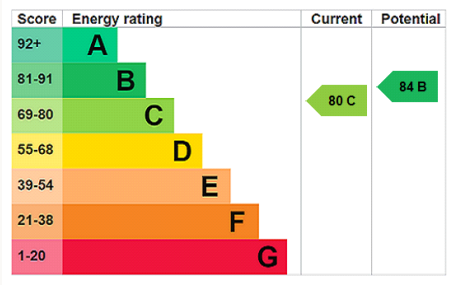


OUTSIDE

19 The Maltings has a **driveway** providing parking for two cars leading to the **single garage**, with an up and over door to the front, power and lighting. The **courtyard garden** is enclosed by close boarded wooden fencing and brick walls with a paved terrace, gravel area, outside lighting and water tap.

LOCATION

19 The Maltings is set in a sought after town location within walking distance of the High Street and 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.









DIRECTIONS CB8 7FP

From Newmarket clock tower roundabout signposted Ely/Fordham proceed out along the Fordham Road. The Maltings is located on the left hand side after Swayne & Partners and No 19 is located on the left hand side.

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 F
Current annual charge: £3,396.57

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBLIE SIGNAL/COVERAGE: Yes

What3words: ///skinning.leaflet.mergers

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

Approximate Gross Internal Area 1995 sq ft - 185 sq m
(Excluding Garage)
Ground Floor Area 485 sq ft – 45 sq m
First Floor Area 516 sq ft – 48 sq m
Second Floor Area 607 sq ft – 56 sq m
Third Floor Area 387 sq ft – 36 sq m
Garage Area 148 sq ft – 14 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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