



**4 The Links Cambridge Road
Newmarket, Suffolk CB8 0TG
Offers In Excess Of £500,000**

MA
Morris Armitage

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4 The Links Cambridge Road, Newmarket, Suffolk CB8 0TG

Last exposed to the market in the 1980's, an exciting opportunity to acquire a historically significant property occupying an idyllic position, with breath-taking views.

Sympathetically converted mid-century from a late Victorian Grandstand, this semi-detached four bedroom home comprises classically arranged accommodation over two floors and retains much period detail.

Boasting accommodation comprising an entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, utility, study/bedroom five, shower room, four bedrooms and a bathroom.

Complete with far reaching views to the front over the Links Golf Course and training gallops beyond, in and out gravelled driveway providing off road parking and to the rear, enclosed garden with store and cart lodge.

Rarely available and offered with with distinct advantage of no onward chain.

EPC (E)
Council Tax Band D (East Cambridgeshire)

Accommodation Details

Porch

Door leading into hallway.

Entrance Hall

Part glazed door leading in, staircase rising to the first floor with storage shelves under, radiator, doors and access through to:

Sitting Room

14'0" x 12'11"

Built in storage cupboards, two radiators, window to the front aspect.

Kitchen/Breakfast Room

17'11" x 7'11"

Fitted with a range of eye level and base storage units with work top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, built in appliances to include oven, microwave and dishwasher, space for fridge freezer, induction hob with extractor above, tiled splashbacks, serving hatch, radiator, window to the rear aspect, door to utility room and further door leading out to the rear garden.

Dining Room

11'7" x 10'9"

Feature fireplace with tiled surround and timber mantel, picture hanging rail, ample space for dining table and

chairs, serving hatch, radiator, window to the front aspect.

Utility Room

14'10" max x 6'0"

With wall mounted storage cupboards, work top surface with space under for washing machine, tumble dryer and under counter fridge freezer, radiator, Velux window, door leading out to rear garden.

Study/Bedroom 5

9'4" x 9'0"

Window to the side aspect, radiator.

Shower Room

8'4" x 5'10"

Suite comprising low level WC, hand basin with storage under and shower cubicle, extractor, part tiled walls, tiled flooring, obscured window to the side aspect.

First Floor Landing

Window to the front aspect, doors and access through to:

Master Bedroom

14'8" x 10'11"

Feature fireplace, radiator, window to the front aspect.

Bedroom 2

13'6" x 10'7"

Feature fireplace, built in double wardrobe, radiator, window to the front aspect.

Bedroom 3

14'9" x 9'5"

Feature fireplace, radiator, window to the side aspect.

Bedroom 4

11'4" x 6'7"

Window to the rear aspect, radiator.

Bathroom

7'8" x 6'7"

Suite comprising low level WC, pedestal hand basin and panelled bathtub, part tiled walls, extractor, radiator, cupboard housing immersion tank, window to the rear aspect.

Outside - Front

Far reaching views over Links Golf Course and training gallops beyond, in and out gravelled driveway providing off road parking and borders with an array of plants and shrubs.

Outside - Rear

Laid predominantly to lawn with wire fencing with plant and shrub borders and hedging.

Store

With power and lighting, window to the front aspect.

Cart Lodge

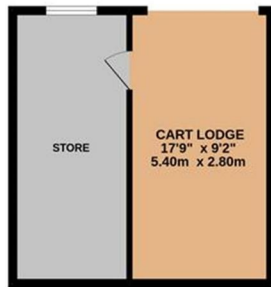
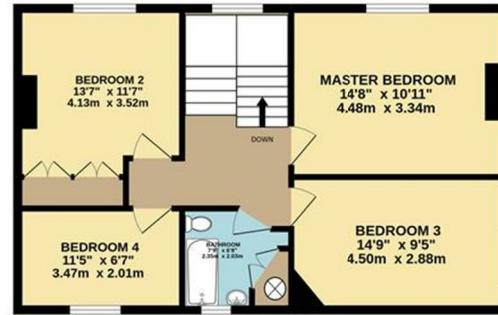
17'8" x 9'2"

Door leading into store.

GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

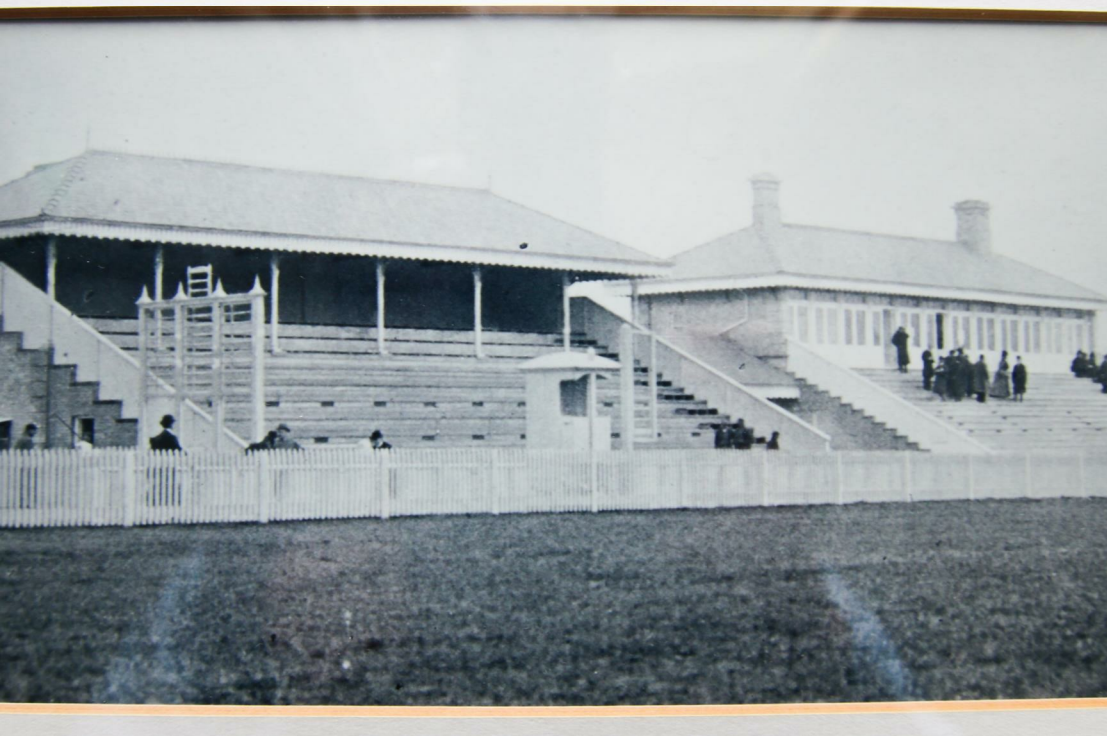
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Newmarket Steeplechases Grandstand circa 1895



