

This semi-detached home has been significantly extended and provides a generous amount of flexible accommodation ideal for a growing family. On the ground floor is an impressive kitchen/dining room, sitting room leading into a great size conservatory. There is also a separate dining room, useful utility, wc and study. Upstairs are the four bedrooms and the four piece family bathroom, the master bedroom benefiting from ensuite.



## LOCATION

The historic market town of Newmarket is located between the university city of Cambridge and Bury St Edmunds on the Suffolk/Cambridgeshire border. There is excellent access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. There is a train station on the branch line between Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted Internal Airport is around 40 minutes away. Newmarket has a wide range of amenities including schools, shops, supermarkets, numerous hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. It is a major business cluster, with annual investment rivalling that of the Cambridge Science Park which is the other major cluster in the region.



**ENTRANCE HALL** Part frosted double glazed door to front with full height frosted double glazed window. Doors leading to all rooms and stairs rising to first floor, two radiators, wood flooring, spotlights.

**KITCHEN/DINING ROOM** 16' 4" x 11' 5" (5m x 3.5m) narrowing to 2.5m Two double glazed windows to front, range of wall and base mounted units and drawers with worksurfaces over, one and a half sink and drainer with mixer tap over, double eye level oven, induction hob with extractor fan above, integrated appliances including fridge, freezer and dishwasher. Double radiator, useful under stair storage cupboard, tiled flooring, spotlights.



**SITTING ROOM** 16' 4" x 10' 9" (5m x 3.3m) Bright and spacious room open at the rear into the conservatory, double radiator, gas fireplace, spotlights.

**CONSERVATORY** 15' 1" x 13' 1" (4.6m x 4m) Brick and uPVC double glazed construction, French doors at the rear, double radiator, tiled flooring.



**STUDY** 8' 2" x 6' 6" (2.5m x 2m) Double glazed window to front, double radiator, spotlights.

**CLOAKROOM** Fully tiled, frosted double glazed window to side, low level wc, wash hand basin, radiator.

**UTILITY ROOM** 8' 2" x 5' 2" (2.5m x 1.6m) Frosted double glazed door to side, base unit with worksurfaces over, sink and drainer, space and plumbing for washing machine and tumble dryer, radiator, wall mounted boiler.

**DINING ROOM** 12' 5" x 10' 9" (3.8m x 3.3m) Double glazed sliding doors across the rear and two full height double glazed windows into conservatory allowing great amount of natural light, double radiator, spotlights.

**LANDING** Doors leading to all bedroom and bathroom, loft access, airing cupboard housing hot water cylinder, additional store cupboard, radiator, spotlights.

**BEDROOM ONE** 10' 2" x 10' 2" (3.1m x 3.1m) Double glazed window to rear, full width fitted wardrobes proving a good amount of storage, radiator, spotlights, door into ensuite.

**ENSUITE** frosted double glazed window to front, shower cubicle, low level wc, pedestal wash hand basin, heated towel rail, loft access.

**BEDROOM TWO** 8' 10" x 13' 5" (2.7m x 4.1m) x 5 into recess Double glazed window to rear, radiator.

**BEDROOM THREE** 9' 2" x 7' 10" (2.8m x 2.4m) Double glazed window to front, radiator.

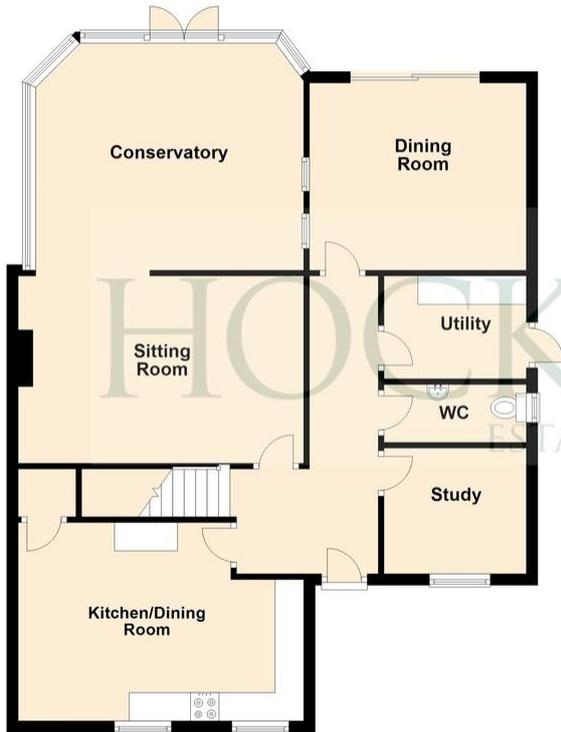
**BEDROOM FOUR** 7' 10" x 7' 2" (2.4m x 2.2m) Double glazed window to front, radiator.

**BATHROOM** Frosted double glazed window to front, shower cubicle, panel bath with mixed tap over, low level wc, pedestal wash hand basin with mixer tap, heated towel rail.

**GARDEN** Enclosed rear garden with gated side access. Mainly laid to lawn with raised decking area from the dining room and conservatory.



Ground Floor



First Floor



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28 Drinkwater Close, Newmarket, CB8  
0QN

£450,000 Freehold

A beautifully presented and versatile semi-detached home offering a space for a growing family. Ideally located at the end of a quiet cul-de-sac close to the town centre.



**HOCKEYS**  
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