



BALATON PLACE, SNAILWELL ROAD, NEWMARKET, SUFFOLK, CB8 7YP

- Bury St Edmunds - approx. 14 miles
- Cambridge - approx. 15 miles
- Newmarket Railway Station - approx. 0.5 miles

Over 2,500 sq.ft of accommodation • Idyllic peaceful setting • Immaculate gated residence • Flawless & stylish rear garden • Driveway & detached double garage • 4 Double sized bedrooms • EPC rating C

DESCRIPTION

An idyllically positioned and flawlessly presented four-bedroom detached house measuring close to 2,500 sq.ft of accommodation set within this gated residence just off Snailwell Road in Newmarket. The property is impeccably presented offering an entrance hall, sitting room, study, dining room, kitchen/breakfast room, utility room, cloakroom, four double sized bedrooms and three bathrooms. The bespoke contemporary kitchen deserves a special mention boasting impressive specification, style and generous size. Externally enjoying ample driveway parking, a detached double garage, a small front garden and a rear garden that's virtually picture-perfect.

Entering into the large and inviting entrance hall with ample storage, tiled floor and stairs rising to the first floor. Each side of the entrance hall is a reception room; to the left a sitting room and right, a study, both of which with fitted storage and oak flooring. The impeccable kitchen/breakfast room boasts a stunning bespoke contemporary kitchen with stone worktops and an inset double butler sink. The integrated appliances include two ovens, a hob, microwave, wine cooler, dishwasher, fridge and freezer. Open to the kitchen is the dining room with an orangery style roof light and bi-folding doors leading to the rear garden terrace. The remaining ground floor offers a utility room and cloakroom.

AN IDYLLICALLY POSITIONED AND FLAWLESSLY PRESENTED FOUR-BEDROOM DETACHED HOUSE MEASURING IN EXCESS OF 2,500 SQ.FT OF ACCOMMODATION SET WITHIN THIS GATED RESIDENCE JUST OFF SNAILWELL ROAD IN NEWMARKET.







The spacious galleried landing enjoys windows to both side aspects and a large airing cupboard. All of the double sized bedrooms offer integrated wardrobes with the master and second bedroom boasting en-suites, which are extensively tiled with vanity units, WC's, heated towel rails; one of which with a bath and the other a shower. The family bathroom is also extensively tiled with a bath and shower over, vanity sink unit, WC and heated towel rail.

OUTSIDE

Set within a wonderfully peaceful gated residence and offering ample driveway parking that in turn leads to the detached double garage. The front aspect enjoys a small garden enclosed by the low level picket fence. The rear garden is tranquil and truly stunning with a selection of seating areas, a wonderful collection of established shrubs, trees and plants, a small putting green and a tucked away shed/storage area.

LOCATION

Balaton Place is an immaculate gated community enjoying a tranquil atmosphere with only 14 executive homes. Without doubt the most sought after gated residence in Newmarket boasting flawlessly manicured grounds and a favourable position just off Snailwell Road.



Newmarket is set in attractive countryside on the Suffolk/ Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

AGENTS NOTE

There is an annual service charge of approximately £900

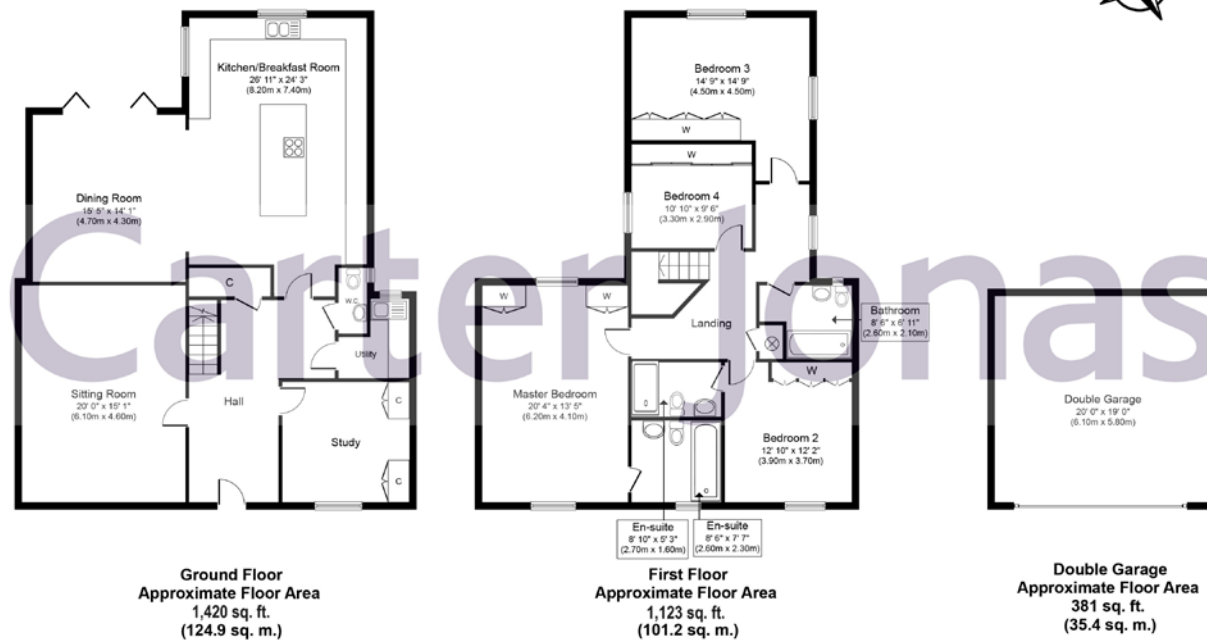
ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Partial underfloor heating. Mains gas, water, drainage and electricity

Local Authority: West Suffolk District Council





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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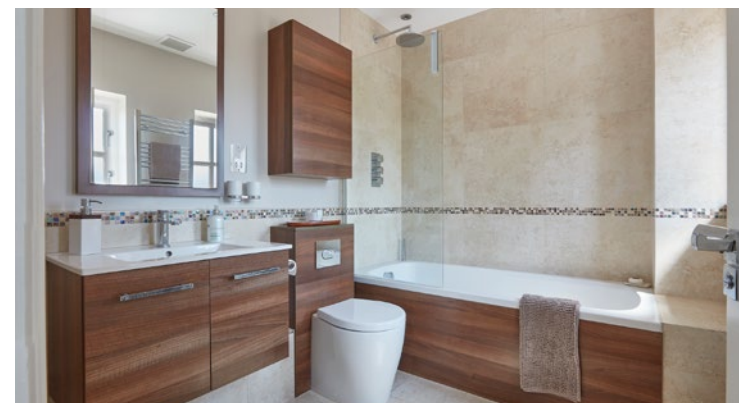
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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