

GRAY
TOYNBEE



35 Tutte Gardens
Newmarket, CB8 7GQ

Guide price £440,000

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35 Tutte Gardens

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- 5 bedrooms
- End of terrace
- Garage and off street parking
- Scenic views

Built in 2022, this five bedroom end-of-terrace townhouse extends to over 1600 sq. ft, and is located in a popular residential area in Newmarket.

On the ground floor, the entrance hall leads to the bright open-plan living space. The kitchen/dining area is well equipped with a range of low and high-level cabinets, including integrated Bosch appliances. Beyond the dining area is a well lit sunroom providing direct access to the rear garden via patio doors. There is a downstairs cloakroom, two useful storage cupboards and access to the garage.

On the first floor, is the generous main living room, which benefits from a Juliette balcony and bespoke built in storage. There are two bedrooms, one with en-suite shower room and a built-in wardrobe, the other is a good-sized single which is currently used as a study.

On the second floor, there are three bedrooms, one of which benefits from a surprisingly large en-suite shower room, and a further family bathroom.





Outside to the front of the property are two off-street parking spaces leading to an integral garage with an EV charger. The fully enclosed rear garden has numerous raised and low-level shrub borders with graveled and patio seating areas. The property has far reaching views over stables and paddock land.

The house has double glazing, gas central heating, Amtico flooring to the ground floor accommodation and bathrooms, and further benefits from on street visitor parking. There is a maintenance fee of around £260 per annum.

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 center 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.

What3words: [:///fluctuate.directive.smarting](https://what3words.com/fluctuate.directive.smarting)

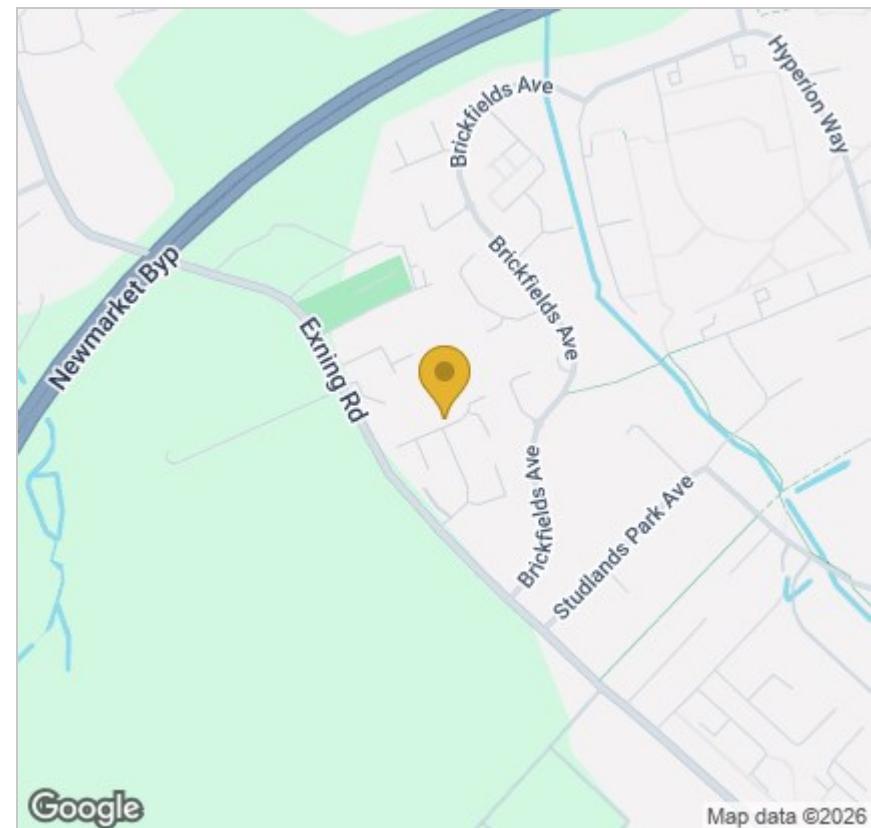


**Approximate Gross Internal Area 1686 sq ft - 156 sq m
(Including Garage)**

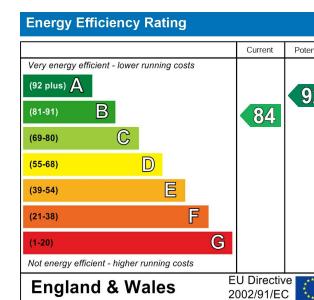
Ground Floor Area 622 sq ft - 58 sq m

First Floor Area 532 sq ft - 49 sq m

Second Floor Area 532 sq ft - 49 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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