



PADDOCKS DRIVE | NEWMARKET

*Family Home Ideal for USAF Personnel*

## PADDOCKS DRIVE | NEWMARKET

£2,350 Per Month

### FEATURES

- Walking Distance to Newmarket Railway Station with Links to Cambridge & Bury St Edmunds
- Easy Access to the A11, RAF Lakenheath & RAF Mildenhall
- Walking Distance to Tattersalls & All Saints C of E Primary School
- Garage & Parking to the rear of the property
- Detached Family Home in Highly Sought-After Residential Location
- Three/Four Bedrooms
- En-suite to Master Bedroom
- Some rooms have been virtually stage to help you get a feel for how this home would look furnished.

### DESCRIPTION

Situated in one of Newmarket's most sought-after residential locations, this spacious detached family home enjoys an enviable position within walking distance of the High Street, Tattersalls, Newmarket Railway Station and All Saints C of E Primary School. Offering excellent access to the A11, the property is ideally placed for commuters travelling to Cambridge, Bury St Edmunds and the nearby US Air Force bases at RAF Lakenheath and RAF Mildenhall.

The property offers bright and versatile accommodation including a spacious open-plan kitchen/dining room, generous sitting room, study/fourth bedroom and three further bedrooms, including a principal bedroom with en-suite. Outside, the property benefits from a generous enclosed rear garden, single garage and driveway parking, making it an ideal home for families and professionals alike.



## ACCOMMODATION

### Entrance Porch

Built-in storage cupboard. With plumbing for a washing machine.

### Entrance Hall

Understairs storage.

### Cloakroom

WC and wash hand basin.

### Study / Bedroom 4 9'10" x 8'1" (3.02m x 2.47m)

Versatile reception room or fourth bedroom

### Kitchen / Dining Room 22'8" x 15'7" (6.91m x 4.77m)

Fitted kitchen with integrated appliances and French doors to the garden.

### Sitting Room 14'11" x 11'10" (4.55m x 3.63m)

Bright dual-aspect reception room with feature fireplace and French doors.

### First Floor Landing

### Main Bedroom 12'11" x 11'11" (3.94m x 3.65m)

Fitted wardrobes and en-suite.

### En-suite

Contemporary shower room.

### Bedroom 2 11'11" x 9'1" (3.64m x 2.77m)

### Bedroom 3 11'11" x 9'10" (3.65m x 3.00m)

### Family Bathroom

Four-piece suite including bath and separate shower.

### Outside

Generous enclosed rear garden mainly laid to lawn with block paved dining area and path leading to the rear parking area.

### Parking & Garage

Positioned to the rear of the property









GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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Council Tax Band : E

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	