



**George Lambton Avenue, Newmarket CB8 0BQ**

**Guide Price £325,000**



## George Lambton Avenue, Newmarket CB8 0BQ

A modern family home standing on the outskirts of the town centre and in easy reach of the Cambridge and the A14.

Rather deceptive and offering sizeable rooms throughout, this property enjoys two reception rooms, kitchen, cloakroom, utility area, FOUR bedrooms and bathroom.

Externally the property offers extensive block paved driveway providing off road parking and a fully enclosed rear garden.

### Porch

With door leading to entrance hall.

### Entrance Hall

Doors leading to kitchen, sitting room and cloakroom. Built-in cupboards. Wooden flooring. Radiator. Stairs to first floor.

### Kitchen 10'4" x 8'7" (3.16m x 2.62m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Oval stainless steel sink and drainer with mixer tap over. Space and connection for cooker with stainless steel extractor above and splashback. Space and plumbing for washing machine. Attractively tiled splashback to working areas. Tiled flooring. Radiator. Window overlooking rear garden. Opening to utility area. Door to entrance hall.

### Utility Area

With tiled flooring. Opening to kitchen. Door to rear garden.

### Sitting Room 15'4" x 10'9" (4.69m x 3.30m)

Well presented, spacious sitting room with wooden flooring. Large window overlooking front aspect. Radiator. Opening to dining room. Door to entrance hall.

### Dining Room 10'9" x 7'10" (3.30m x 2.39m)

Generous dining room with French doors leading to decked area. Wooden flooring. Radiator. Opening to sitting room.

### Cloakroom

Modern cloakroom with white suite comprising low level, concealed cistern, W.C. and wall mounted hand basin with mixer tap over. Built-in storage cabinets. Attractively tiled. Wooden flooring. Obscured window. Door to entrance hall.

### Landing

Doors leading to all bedrooms and bathroom. Built-in cupboard. Stairs to ground floor.

### Bedroom 1 11'9" x 8'4" (3.59m x 2.55m)

Double bedroom with window overlooking front aspect. Built-in wardrobe. Radiator. Door to landing.

### Bedroom 2 11'8" x 8'4" (3.58m x 2.55m)

Double bedroom with built-in bespoke wardrobes with sliding doors. Wooden flooring. Window overlooking front aspect. Radiator. Door to landing.

### Bedroom 3 11'7" x 6'6" (3.55m x 1.99m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 4 8'4" x 7'1" (2.55m x 2.17m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

### Shower Room 8'3" x 7'3" (2.54m x 2.22)

Contemporary shower room with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and generous walk-in shower with wall and ceiling mounted shower. Attractively tiled throughout. Obscured window. Door to landing.

### Outside - Front

Block paved driveway, providing off road parking. Door to entrance porch.

### Outside - Rear

Mainly laid to lawn with planted borders, containing a variety of mature shrubs. Decked seating area with pergola over and French doors leading to dining room. Cobble pathway leading to garden room. Side access gate.

### Garden Room

Spacious timber garden room with LVT wood flooring. Offering a variety of uses.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 97 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

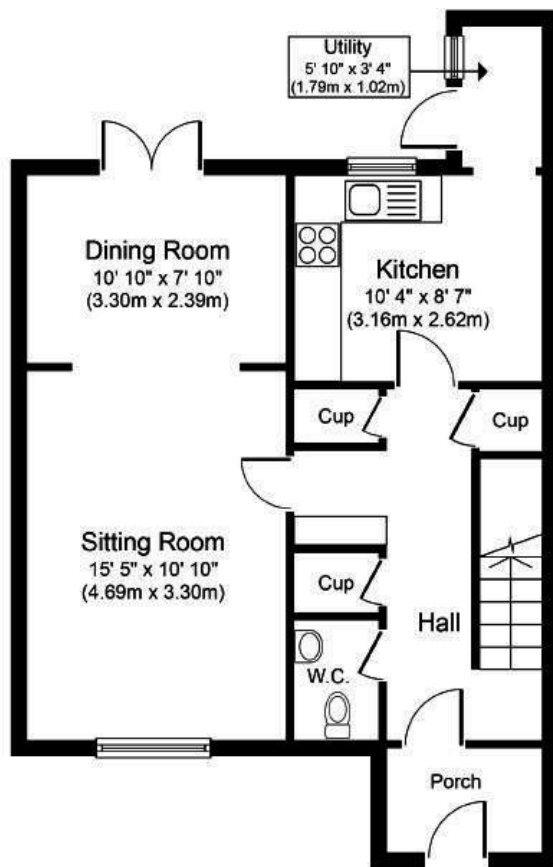
Heating sources - Gas

Broadband Connected - tbc

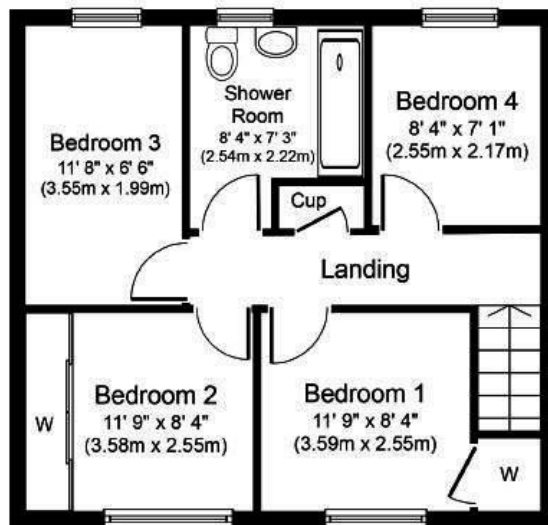
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

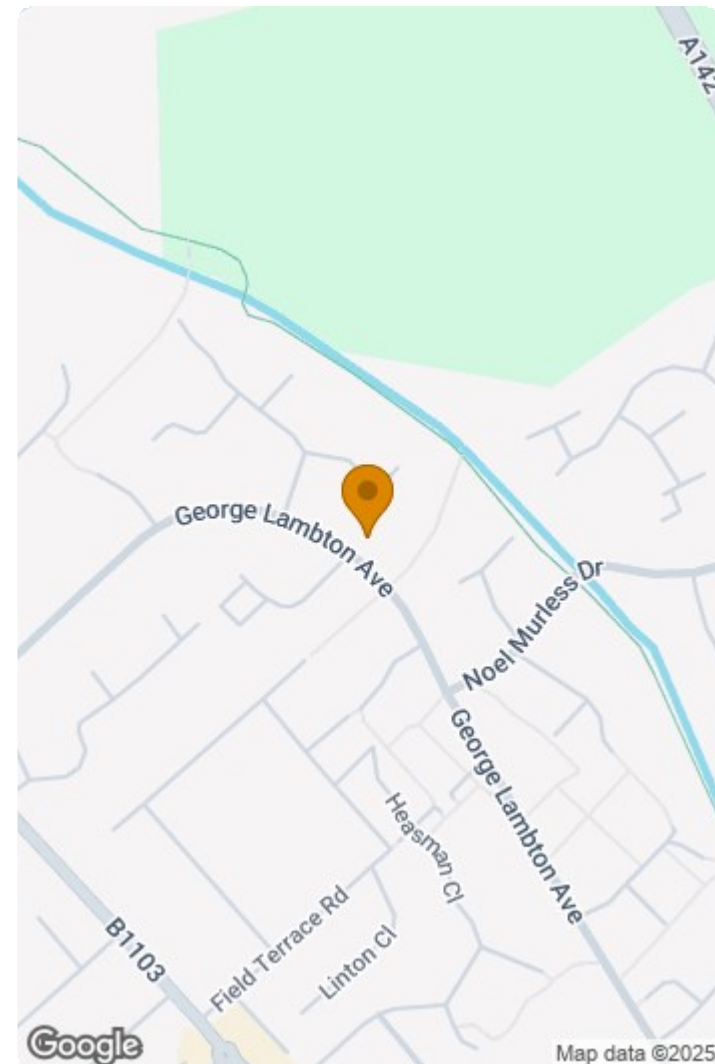


**Ground Floor**



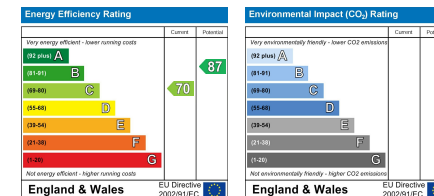
**First Floor**

**Approx. Gross Internal Floor Area 990 sq. ft / 92.00 sq. m**



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. 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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