



**10 Falmouth Gardens
Newmarket, Suffolk**

**DAVID
BURR**



10 Falmouth Gardens, Newmarket, Suffolk, CB8 7DL

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.

With scope for updating and potential to extend (STPP), this four-bedroom detached property sits in a quiet corner of one of Newmarket's most sought-after postcodes. Featuring open plan living on the ground floor, four spacious bedrooms upstairs, ample off-street parking as well as a double garage, the property is an ideal family home. Further benefitting from no onward chain.

A spacious four-bedroom detached home in one of Newmarket's most sought-after areas with scope for updating and extension (STPP).

Ground Floor

ENTRANCE HALL Entering in through the front door, stairs rise to the first floor and doors lead to:

SITTING ROOM Double doors lead into the spacious sitting room which is complete with a large bay window to the front aspect. Open plan living to the:

KITCHEN/DINING ROOM The kitchen has been refitted with contemporary gloss fronted units with worksurfaces over, as well as an inset sink with mixer tap looking over the rear gardens. A range of hidden integral appliances complete the space, including a dishwasher, washing machine, fridge/freezer, double electric oven and induction hob with extractor above. Additionally, there is ample dining space with doors leading to the rear garden.

CLOAKROOM Partially tiled with frosted window to the side aspect. With WC and hand wash basin.

INNER HALL Doors at either end running from front to back of the property and a door leading into the kitchen/dining room.

First Floor

LANDING With airing cupboard, loft access and doors leading to:

BEDROOM 1 A spacious double with fitted wardrobes and a window to the front aspect.

BEDROOM 2 Another double which is also with fitted storage and a window to the front aspect of the property.

BEDROOM 3 With window to the rear aspect.

BEDROOM 4 With window to the rear aspect.

BATHROOM An almost fully tiled space with a three-piece suite which includes a bath with rain shower above, WC and hand wash basin. Frosted window to the rear aspect.

Outside

The Front of the property is approached by a driveway which provides ample parking for several vehicles. The remainder of the front garden is mainly hard

10 Falmouth Gardens, Newmarket, Suffolk, CB8 7DL

Standing which could be turned into additional parking. The property benefits from a **DOUBLE GARAGE** which also has a door into the rear garden and is complete with light and power.

The rear garden is fully walled and enclosed to create a secure and private space. Mainly laid to lawn, the space also features a patio area ideal for alfresco dining as well as a selection of mature shrubs.

Material Information

SERVICES: Mains water gas and electricity. Gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band F (£3,186.33 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 46 mbps download, up to 12 mbps upload.

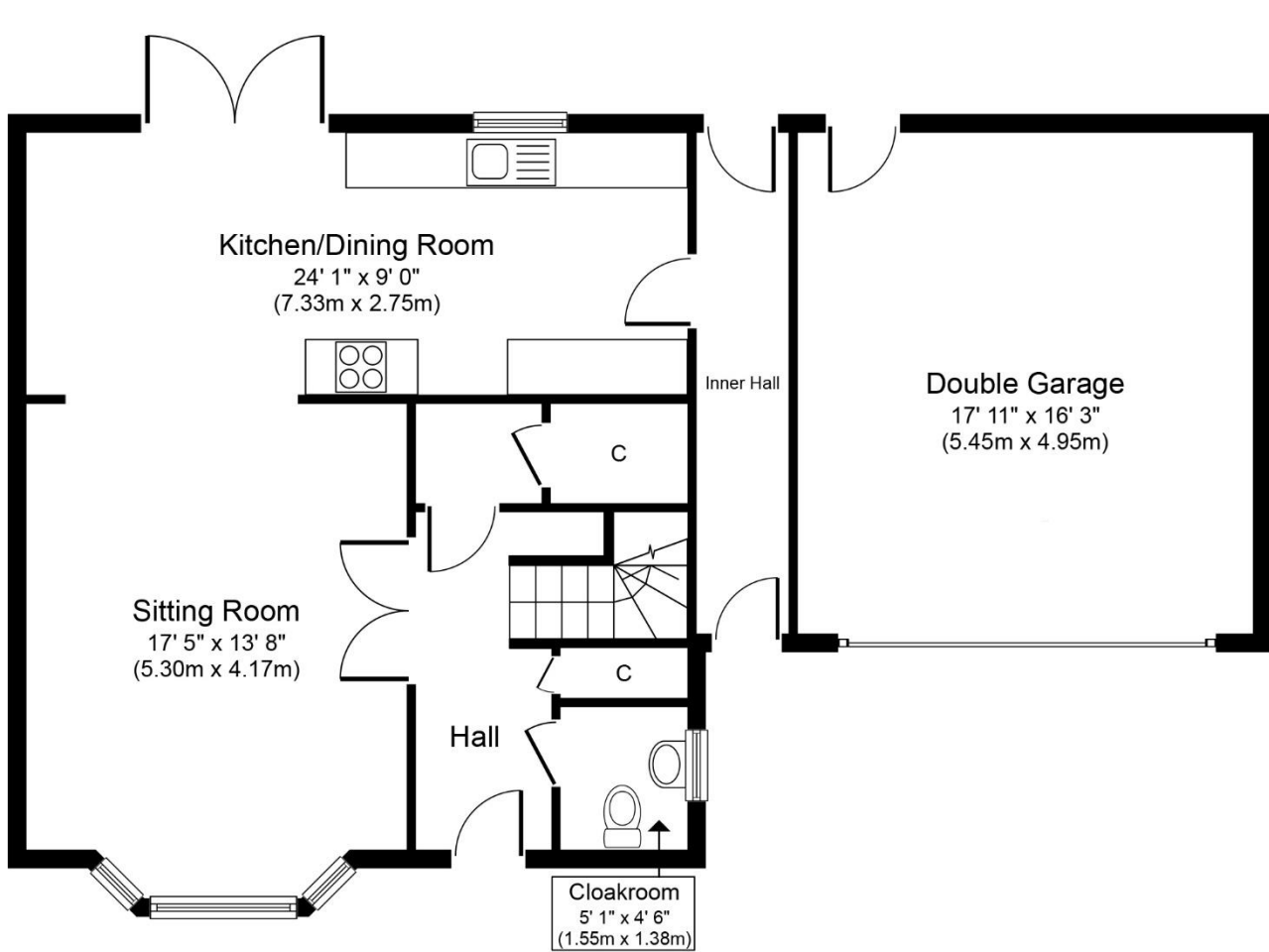
Phone Signal: Likely with all major providers.

WHAT3WORDS: steroids.geologist.plodded

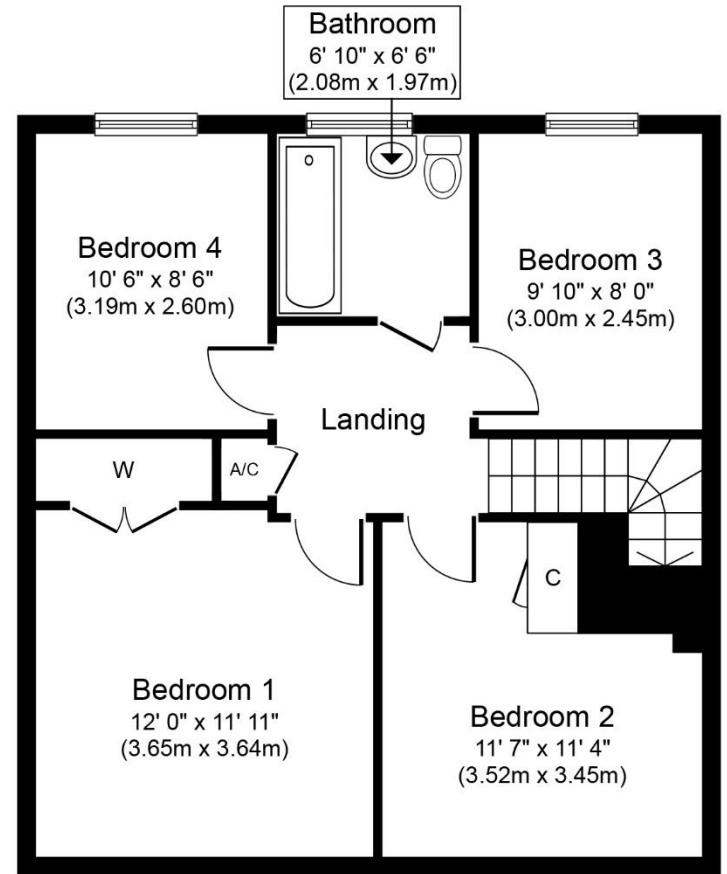
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
977 sq. ft.
(90.8 sq. m.)



First Floor
Approximate Floor Area
603 sq. ft.
(56.0 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. 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.

