



Lansdown House, Falmouth Avenue, Newmarket, CB8 0NB

**CHEFFINS**

# Lansdown House, Falmouth Avenue

Newmarket,  
CB8 0NB

- Individual Modern Town House
- Exclusive Gated Development
- 4 Bedrooms - 1 Ensuite
- 2 Large Reception Rooms
- Fitted Kitchen/Dining Room
- Excellent Presentation
- Sought After Town Location

A substantial 4 bedroom three storey town house forming part of an elegant property in an attractive gated development in a sought after location South West side of the town. The property is beautifully presented throughout and benefits from a large well equipped kitchen/dining room, a ground floor living room and a large first floor sitting room with a balcony and far reaching views. Features include a second floor master bedroom with an ensuite and balcony, an enclosed garden and 2 allocated parking spaces.

 4  2  2

**Guide Price £590,000**





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE HALL**

with Karndean flooring.

**LIVING ROOM**

with an electric flame effect fireplace with stone surround, Karndean wood effect flooring, bay window to the front aspect.

**INNER HALLWAY**

with stairs leading to the first floor, built-in cupboard storage, Karndean wood effect flooring.

**CLOAKROOM**

with hand basin, low level WC.

**KITCHEN/DINING ROOM**

A substantial room with high ceilings and a range of fitted base and wall mounted cupboards, sink and drainer with mixer tap, electric powered AGA cooking range with extractor hood over, tiled flooring.

**FIRST FLOOR****LANDING**

with stairs leading to the second floor, cupboard storage under.

**SITTING ROOM**

a generous room with a pair of French doors leading to a balcony with superb far reaching views.

**BEDROOM 3****BEDROOM 4**

with cupboard storage.

**BATHROOM**

with a bath, shower cubicle, pedestal hand basin, low level WC.

**SECOND FLOOR****LANDING****MASTER BEDROOM**

a generous room with built-in wardrobe storage and a pair of French doors leading to a balcony with superb far reaching views.

**ENSUITE SHOWER ROOM**

with a shower cubicle, pedestal hand basin, low level WC.

**BEDROOM 2****OUTSIDE**

The property forms part of Landsown House, a substantial modern residence of 5 homes attractively situated in a sought after non-estate location.

To the front of the property are 2 pairs of electrically operated gates providing access to and from the property with security intercom, allocated parking to the front with 2 dedicated spaces.

To the rear of the property is an enclosed low maintenance garden landscaped with paving, a timber shed and pedestrian gated access to the rear.

**SALES AGENTS NOTES**

Tenure - Freehold

Annual Maintenance Charge - £500 (To cover the maintenance of the Electric Entry Gates, Parking Area, Communal fencing, hedging and brick walls)

Council Tax Band - F

Property Type - Townhouse

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 2,109.73 sq ft

Parking - 2 Allocated spaces

**Utilities / Services**

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired central heating to radiators in two zones and Coal effect convection heater in ground floor lounge.

Broadband Connected - Yes

Broadband Type - Fibre to the Property

Mobile Signal/Coverage - Indoor and Outdoor Good









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – West Suffolk





Approximate Gross Internal Area 2117 sq ft – 197 sq m  
Ground Floor Area 816 sq ft – 76 sq m  
First Floor Area 767 sq ft – 71 sq m  
Second Floor Area 534 sq ft – 50 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.