

George Lambton Avenue, Newmarket, CB8 0BN

CHEFFINS

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Newmarket,
CB8 0BN

4 1 2

Guide Price £325,000



- 4 Bedrooms
- Spacious Accomodation
- Open Plan Living/Dining Room
- Generous Frontage
- Shared Parking Area to the Rear
- Backing onto Children's Play Area
- Close to Local Amenities

A spacious 4 bedroom family home situated within a short walk of a range of local amenities, schooling and the town centre. Externally the property benefits from a generous frontage, an enclosed rear garden and with a shared parking area to the rear backing onto a children's play area.









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 entrance hall, stairs leading to the first floor with storage beneath, 3 large storage cupboards.

CLOAKROOM
with a low level WC, hand wash basin, part tiled walls and floor, window to the front aspect.

LIVING/DINING ROOM
A charming reception room divided into two spaces.

The living area features a fireplace with electric fire, French doors opening to the garden

Dining Area with window to the front aspect.

KITCHEN
Comprising a range of modern wall and base mounted units with worktop over, 1.5 bowl sink inset, an integrated electric oven and 4 ring hob with extractor hood over, space and plumbing for a slimline dishwasher, window looking through into utility/boot room.

UTILITY/BOOT ROOM
Lean to (uPVC construction) with space and plumbing for washing machine and tumble dryer, space for fridge/freezer, large storage cupboards, door leading outside, 2 windows to the garden.

FIRST FLOOR

LANDING
with access to loft space and an airing cupboard.

BEDROOM 1
A generous double bedroom with a window to the front aspect.

BEDROOM 2
A further double bedroom with a window to the front aspect, over stairs storage cupboard.

BEDROOM 3
Another double bedroom with a window to the rear aspect.

BEDROOM 4
with a window to the rear aspect.

BATHROOM
with a large walk-in shower cubicle, vanity sink unit, low level WC, heated towel rail, tiled walls and flooring, window to the rear aspect.

OUTSIDE
To the front of the property is a low maintenance garden area mainly laid to shingle with a pathway to the front entrance door with canopy over.

To the rear the property enjoys a generous rear garden mainly laid to lawn with a paved dining terrace, garden shed and gated access to the rear leads out to a shared parking area and children's play area beyond.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.







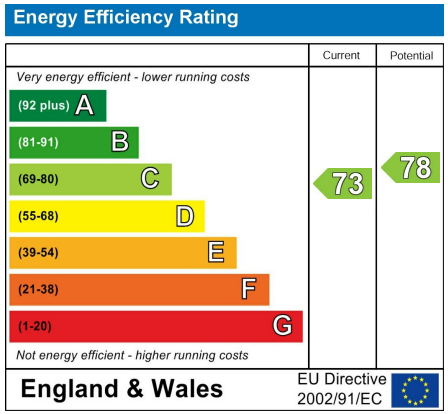












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Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

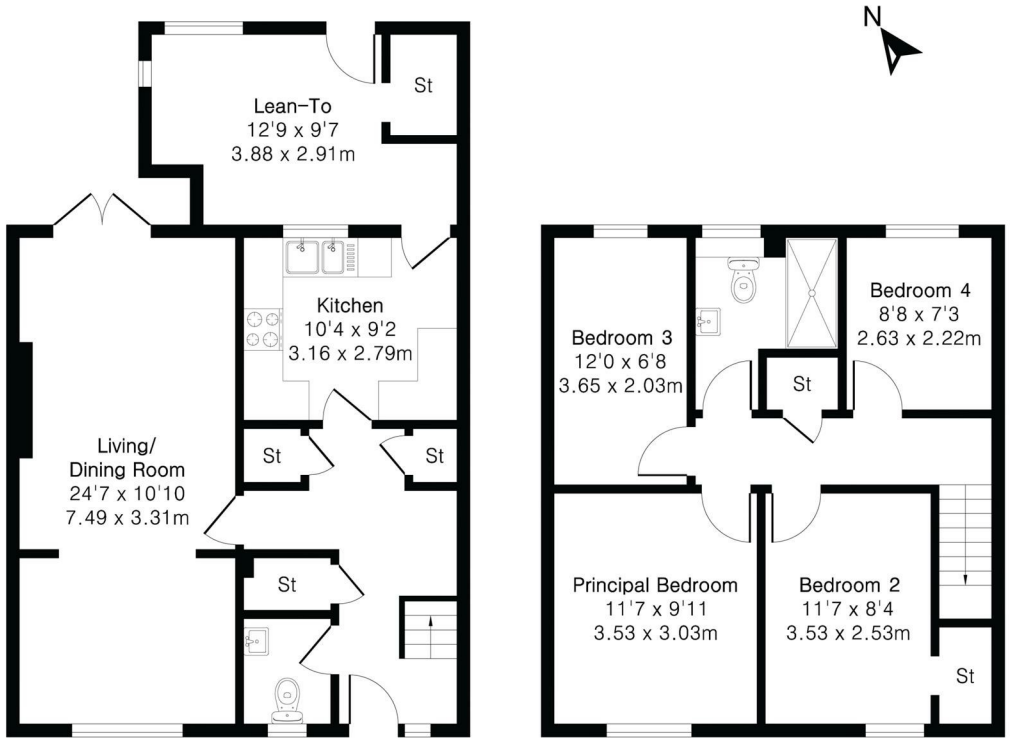


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Approximate Gross Internal Area 1219 sq ft - 113 sq m

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 536 sq ft – 50 sq m



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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