Falmouth Gardens, Newmarket CB8 7DL

Guide Price £600,000

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Falmouth Gardens, Newmarket CB8 7DL

A superb modern and detached family home standing on a sizeable plot and located in this outstanding peaceful and highly regarded residential area.

Cleverly extended, this property offers appealing space and boasts accommodation to include entrance hall, sitting room/dining room, refitted kitchen, breakfast area, day room/garden room, utility room, four generous size bedrooms (ensuite to master) and a family bathroom.

Externally, the property offers extensive long front garden, double garage and a lovely fully enclosed rear garden.

No chain – viewing recommended.

Entrance Hall

Spacious entrance hall with doors leading to the kitchen and cloakroom. Double doors leading to the sitting room. Built-in storage cupboards. Stairs leading to the first floor landing.

Kitchen

13'2" x 10'0"

Modern Shaker style fitted kitchen with a range of eye and base level storage cupboards and drawers with granite worktop over. Integrated oven with inset induction hob and extractor above. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated dishwasher. Attractively tiled splashbacks. Quarry tiled flooring. Window to the rear aspect. Glazed door leading to the dining room. Opening to the breakfast room.

Breakfast Room

12'10" x 12'3"

Generous breakfast room with LVT wood flooring. Openings to both the kitchen and garden room. Door leading to the utility room. Radiator.

Garden Room

8'10" x 7'8"

Charming garden room with views over the rear garden. LVT wood flooring. Opening to the breakfast room. French doors leading to the rear garden.

Dining Room

9'8" x 9'0"

Spacious dining room with opening to the sitting room. Door leading to the kitchen. Window to the rear aspect.

Sitting Room

15'3" x 13'6"

Spacious sitting room with feature fireplace with ornate white surround and mantel and tiled hearth. Attractive bay window to the front aspect. Glazed double doors leading to the entrance hall. Radiator. Opening to the dining room.

Utility Room

A range of base cupboards with granite worktop over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Quarry tiled flooring. Window to the rea aspect. Radiator. Door leading to the breakfast room.

Cloakroom

Landing

Spacious landing with dual aspect windows. Doors leading to all bedrooms and bathroom. Built-in storage cupboard. Radiator. Stairs leading to the entrance hall.

Master Bedroom

18'8" x 17'2"

Spacious master bedroom with built-in wardrobe. Dual velux windows. Eaves storage. Window to the front aspect. Radiators. Access loft hatch. Doors leading to the en suite and landing.

En Suite

White suite comprising low level W.C., handbasin with mixer tap over, panelled bath with mixer tap and wall mounted shower. Obscured window. Quarry tiled flooring. Ladder radiator. Door leading to the master bedroom.

Bedroom 2

11'11" x 10'9"

Double bedroom with built-in wardrobe. Radiator. Window to the front aspect.

Bedroom 3

11'0" x 10'9"

Double bedroom with window to the front aspect. Radiator. Door leading to the landing.

Bedroom 4

9'8" x 8'6"

Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

White suite comprising of low level WC, wash hand basin and panelled bath. Radiator. Obscured window. Door leading to the landing.

Garage

17'2" x 16'4"

With up and over door leading to the driveway. Pedestrian door leading to the utility room.

Outside - Front

Block paved driveway leading to the garage with up and over door. Pathway leading to the front door. Lawned area with borders of established shrubs and hedging. Access gate to the rear garden.

Outside - Rear

Charming garden with patio area to the rear of the house with french doors leading to the garden room. Expansive lawned area bordered by a huge range variety of established shrub and tree planting. Timber garden room. Access gate to the front.

PROPERTY INFORMATION

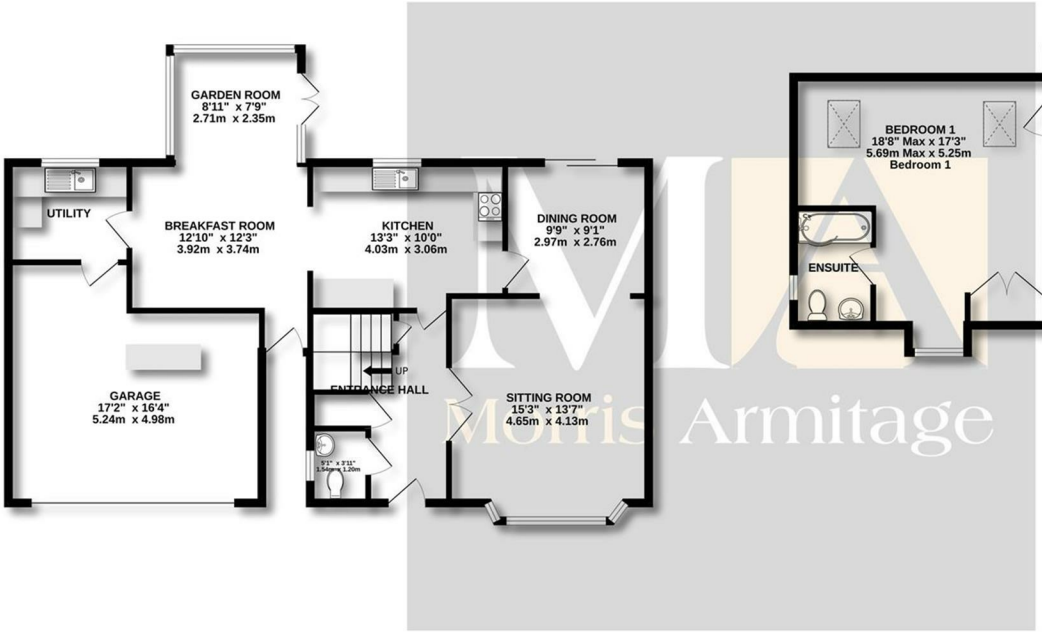
EPC - E
Tenure - Freehold
Council Tax Band - F (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 154 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 52Mbps download, 13Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

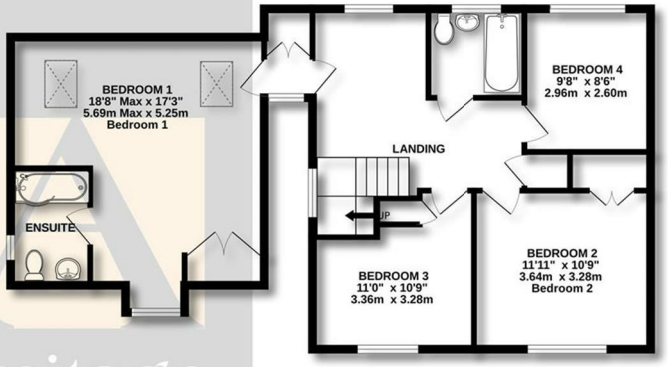
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

- **Substantial Detached House**
- **Modern Kitchen**
- **Four Reception Rooms**
- **Master Bedroom with En Suite**
- **Three Bedrooms**
- **Family Bathroom**
- **Well Maintained Garden**
- **Expansive Driveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**

GROUND FLOOR



1ST FLOOR



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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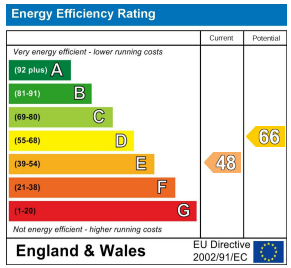

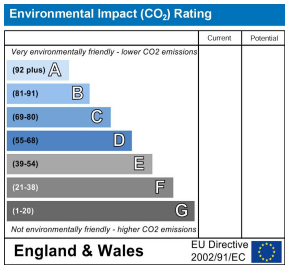

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