



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

**Guide Price £320,000**



## George Lambton Avenue, Newmarket, Suffolk CB8 0BQ

A modern family home standing within this popular development and enjoying a lovely fully enclosed garden.

Boasting accommodation to include entrance porch, entrance hall, living room/dining room, kitchen, three bedrooms and family bathroom.

Externally the property offers off road parking and a delightful garden offering a good degree of privacy.

### Porch

#### Entrance Hall

With wood flooring. Doors leading to kitchen, living/dining room, cloakroom and porch. Built-in storage cupboard. Radiator. Stairs to first floor.

#### Kitchen 11'5" x 10'3" (3.48m x 3.14m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over and attractive splashback. Composite 1 1/4 bowl sink and drainer with mixer tap over. Integrated double over with hob and stainless steel extractor over. Integrated washing machine. Tiled flooring. Built-in pantry cupboard. Window to rear aspect. Glazed door to rear garden. Door to entrance hall.

#### Living/Dining Room 23'7" x 11'3" (7.21m x 3.43m)

Spacious, well presented living/dining room with wood flooring throughout. Radiator. Window to front aspect. French door leading to rear garden. Door to entrance hall.

#### Cloakroom

White suite comprising low level W.C. and wall mounted hand basin. Internal window to porch. Attractively tiled. Door to entrance hall.

#### Landing

With doors leading to all bedrooms and bathroom. Built-in cupboards. Stairs to ground floor.

#### Bedroom 1 11'1" x 10'5" (3.38m x 3.20m)

Spacious double bedroom with built-in wardrobe. Radiator. Window to front aspect. Door to landing.

#### Bedroom 2 12'6" x 10'5" (3.83m x 3.20m)

Generous double bedroom with window to rear aspect. Radiator. Door to landing.

#### Bedroom 3 8'7" x 8'2" (2.62m x 2.51m)

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

#### Bathroom 8'7" x 6'2" (2.62m x 1.90m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and P-shaped bath with mixer tap and wall mounted shower over. Ladder radiator. Attractively tiled throughout. Obscured window. Door to landing.

#### Outside - Front

Laid to lawn with pathway leading to porch. Driveway providing off road parking.

#### Outside - Rear

Enclosed rear garden with decked seating area to rear of house with French doors leading to living/dining room and door to kitchen. Central lawn area with a gravel border. Further decked seating area to rear of garden. Brick built outbuilding. Access gate to side.

#### Newmarket

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.

#### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 95 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas (New boiler installed 2024, 10 year warranty)

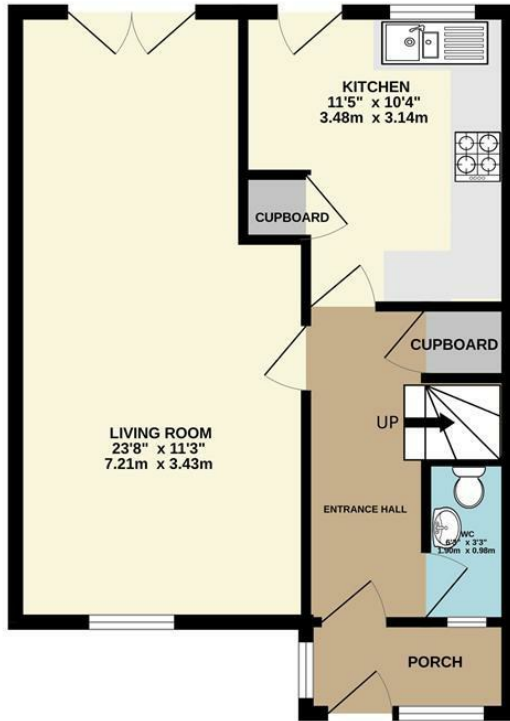
Broadband Connected - tbc

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

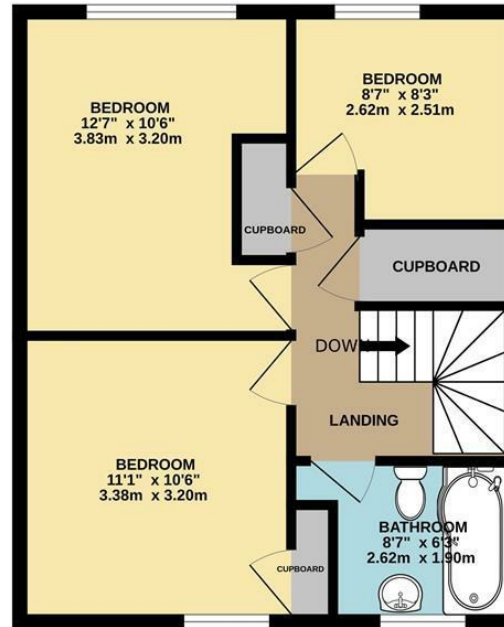
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



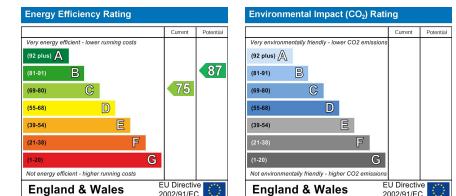
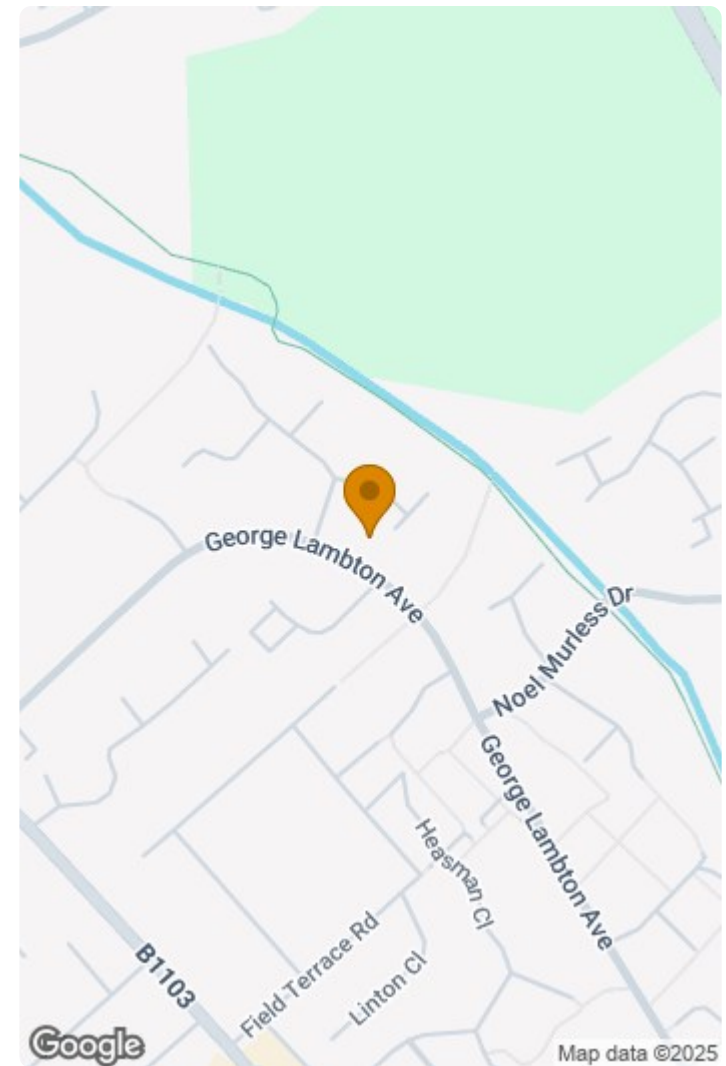
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



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TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

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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