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Residential sales, lettings & management



Kildun, Falmouth Avenue Newmarket, CB8 0NB

Tucked away in one of Newmarket's most sought after roads a unique three bedroom house boasting charm and elegance in abundance. Set within walking distance of the town centre the high quality & versatile accommodation is complimented by a delightful enclosed garden with decked terrace.

Guide Price: £490,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of an electric radiator heating system this semi detached house comprises:-

Ground Floor

Entrance Hall

Entrance door, double radiator, leading to the Kitchen/Breakfast Room.

Utility/Cloakroom

With a window to the front, two piece comprising of a corner wash hand basin with tiled splashback and low-level WC, working surface with plumbing for a washing machine and space for a tumble dryer, wall cupboard, radiator.

Kitchen/Breakfast Room 5.41m (17'9") max narrowing to 2.29 min x 5.24m (17'2") max
A superb family space fitted with a matching range of base and eye level units with worktop space over, breakfast bar, wine rack, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, space for an American style fridge/freezer, eye level electric fan assisted double oven, combination microwave oven over, built-in four ring induction hob with extractor hood over, window to the side, double radiator, recessed ceiling spotlights, double doors to:

Sitting/Dining Room 5.38m (17'8") x 5.34m (17'6")

A stunning room with fabulous tall a ceiling, engineered Oak floor, double radiator, staircase leading to the first floor, understair cupboard, open plan to Hallway.

Inner Hallway

Engineered Oak floor, double radiator, leading to:

Snug 4.41m (14'6") x 3.02m (9'11")

With a window to the front, bi fold doors opening to the garden, double radiator, Engineered Oak floor, two wall light points.

Study 2.34m (7'8") x 2.21m (7'3") min

With a window to the front, glass block wall to the side, radiator, Engineered Oak floor, central heating thermostat, recessed ceiling spotlights.

First Floor

Landing

With a velux skylight, airing cupboard with hot water cylinder.

Bedroom 1 5.26m (17'3") max x 3.80m (12'5") max

With a window to the front, double radiator, built in double wardrobes.

En-suite Shower Room

Fitted with three piece suite comprising of a shower enclosure, pedestal wash hand basin with tiled splashback and shaver point, low-level WC, velux skylight, radiator.

Bedroom 2 6.13m (20'1") max x 2.68m (8'10") max

Set over two levels with a built in wardrobe, velux skylight, window to the front, double radiator, mini staircase.

Bedroom 3 5.50m (18'1") max x 2.34m (7'8") max
Set over two levels with a built in wardrobe, velux skylight, window to the front, double radiator, 2 access points for the loft space, mini staircase.





Family Bathroom

Fitted with a three piece comprising of a bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, shaver point, velux skylight, radiator.

Outside

The house is tucked away down a shared driveway off Falmouth Avenue. The driveway is shared and owned by three properties.

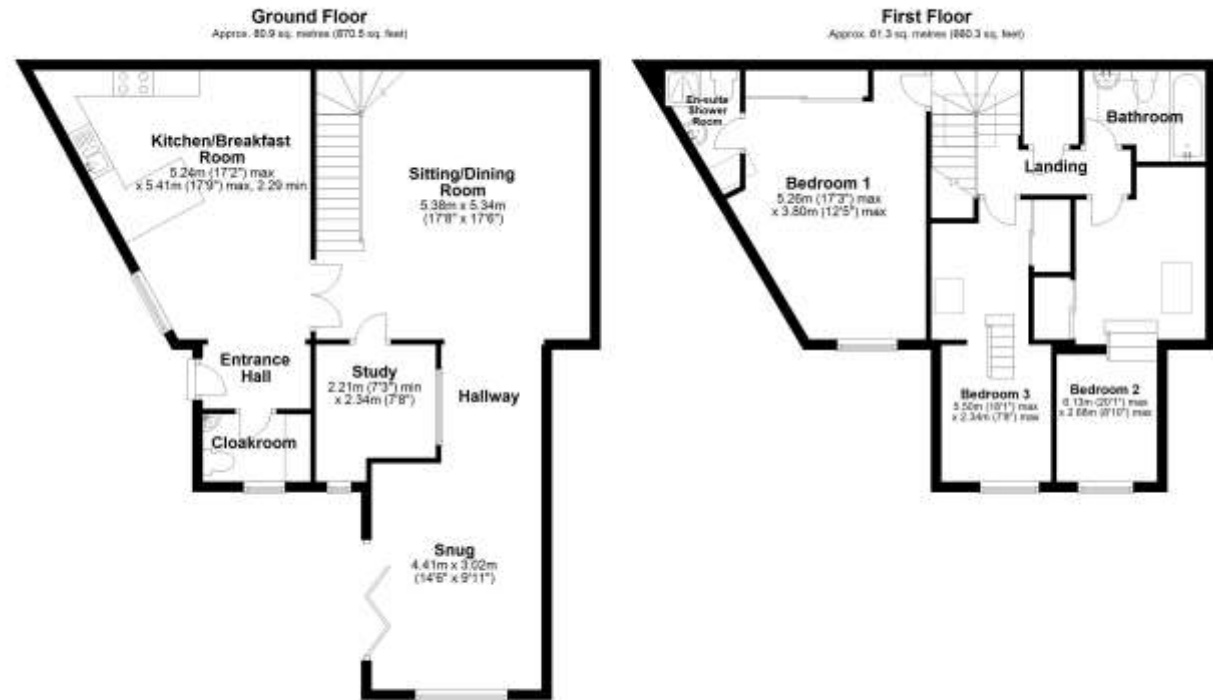
The garden is enclosed and has shingled areas, lawn, timber decked terrace, timber garden shed with power. There is potential for off road parking.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: D Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 142.2 sq. metres (1530.8 sq. feet)



2 Wellington Street, Newmarket, Suffolk, CB8 0HT
Tel: 01638 668 284
Email: newmarket@pocock.co.uk www.pocock.co.uk

An independent firm with four local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested