



**38 Fairlawns**  
**Newmarket, Suffolk CB8 9JS**  
**Guide Price £530,000**

A well presented semi-detached property standing within a quiet cul-de-sac just a short distance from the town centre, Tattersalls and the train station.

This superbly appointed guest house offers accommodation comprising an entrance hall, cloakroom, kitchen/breakfast room, living/dining room, integral garage/laundry, five double bedrooms all with en-suite facilities.

Externally offering ample parking to the front and a tiered rear garden with entertaining/seating area.

EPC (C)

#### **Accommodation Details**

Front door with storm porch leading through to:

##### **Entrance Hall 14'3" x 6'6" (4.34m x 1.98m)**

With staircase rising to the first floor, useful understairs recess, tiled flooring, radiator, access and door leading through to:

##### **Dining Room 11'0" x 18'7" (3.35m x 5.66m)**

Bright room with ample room for dining table and chairs, fixed bench seating to the side, tiled flooring, recessed lighting to ceiling, TV aerial connection point, radiator, access to rear lobby with door to the side leading to the rear garden, access and door leading through to:

##### **Bedroom 1 12'11" x 13'11" (3.94m x 4.24m)**

With window to the rear aspect, French style doors leading to the rear garden, radiator, access and door leading through to:

##### **En-Suite 11'0" x 4'11" (3.35m x 1.50m)**

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor.

##### **Kitchen 14'3" x 8'6" (4.34m x 2.59m)**

Fitted with a comprehensive range of eye level and base storage units with wood working top surfaces over, space for range oven with extractor hood over, space for fridge/freezer, integrated dishwasher, inset sink unit with mixer tap over, tiled flooring, radiator, window to the front aspect, picture window to the dining room.

##### **Cloakroom 5'6" x 3'4" (1.68m x 1.02m)**

Comprising low level WC and wash hand basin, tiled flooring, radiator, window to the front aspect.

##### **Integrated Garage 17'4" x 7'11" (5.28m x 2.41m)**

With electric door, power and lighting, space and plumbing for washing machine, space for tumble dryer, gas fired boiler.

##### **First Floor Landing**

With access to loft space, access and door leading through to:

##### **Bedroom 2 16'3" x 11'2" (4.95m x 3.40m)**

With window to the side aspect, radiator, access and door leading through to:

##### **En-Suite**

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor.

##### **Bedroom 3 11'2" x 12'5" (3.40m x 3.78m)**

With window to the side aspect, radiator, access and door leading through to:

##### **En-Suite**

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, window to the side aspect.

##### **Bedroom 4 9'1" x 12'0" (2.77m x 3.66m)**

With window to the side aspect, radiator, access and door leading through to:

##### **En-Suite**

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor.

##### **Bedroom 5 7'3" x 11'3" (2.21m x 3.43m)**

With window to the side aspect, radiator, access and door leading through to:

##### **En-Suite**

With suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor.

##### **Outside - Front**

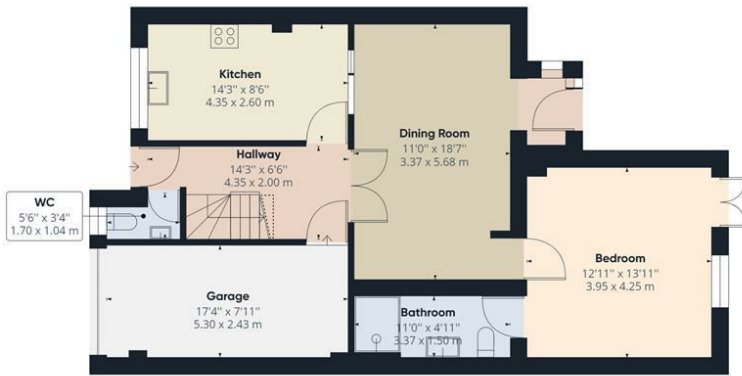
Part block paved driveway allowing off road parking for a number of vehicles, door leading to:

##### **Outside - Rear**

Fully enclosed rear garden with paved patio/seating area, covered seating area to the side, raised lawn with brick built retainer, borders containing a variety of plants/shrubs, paved pathway to the side of the property.

##### **Agents Note**

The current owners have achieved an annual income of £40,000 - this is based on an average over three years.



Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1481.94 ft<sup>2</sup>  
137.68 m<sup>2</sup>

**Reduced headroom**

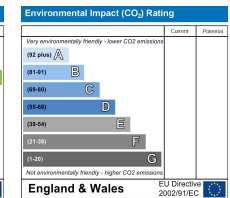
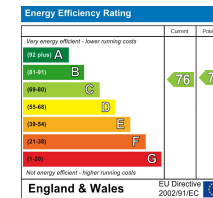
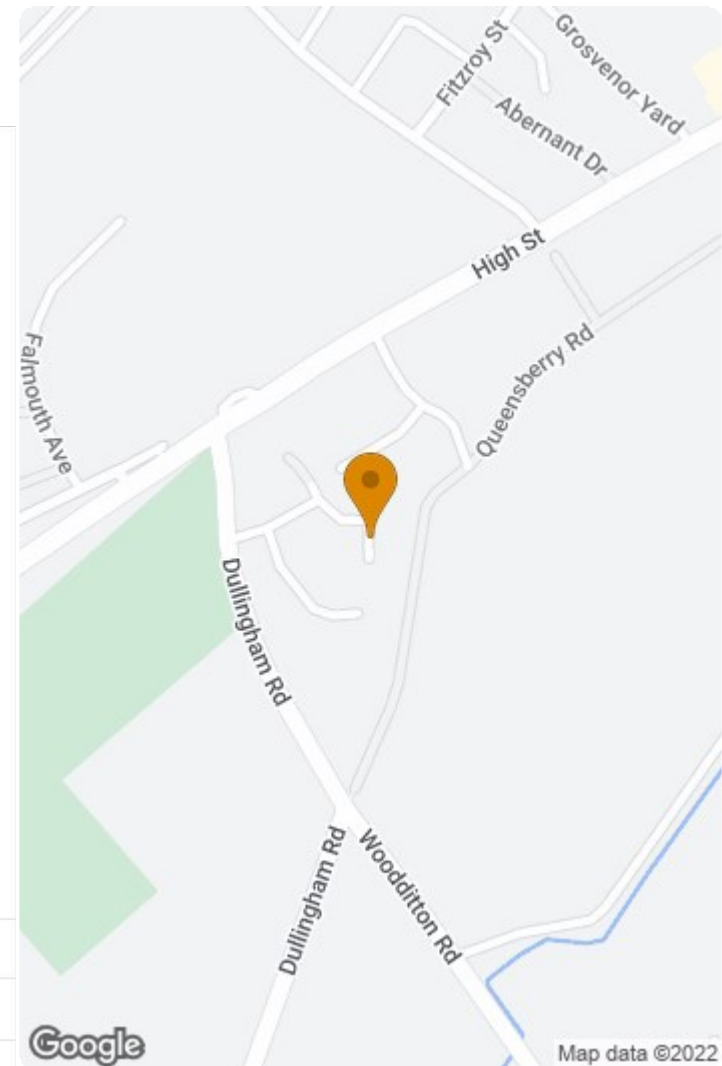
9.11 ft<sup>2</sup>  
0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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