



**7 Hobbs Warren,
Cheveley, Cambridgeshire**

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7 Hobbs Warren, Cheveley, Newmarket, CB8 9FG

The picturesque village of Cheveley is situated in the county of Cambridgeshire and lies approximately 3.5 miles from the historic racing town of Newmarket. The village is well served by a village store, post office, primary school, public house, recreation ground and church. The nearby town of Newmarket offers a more comprehensive range of facilities with many shops, restaurants, hotels and public houses.

This exceptional and recently extended four-bedroom detached home is part of an exclusive development, nestled on the edge of the sought after village of Cheveley. The property offers generous living accommodation, featuring a spacious and modern kitchen/breakfast room as well as a cleverly extended sitting/dining room. The master bedroom boasts an ensuite shower room, while the home is complemented by underfloor heating on the ground floor. Externally, the property benefits from a private, landscaped rear garden and a single garage with ample off-road parking.

A modern, recently extended four-bedroom detached family home on the outskirts of the sought after village of Cheveley.

Ground Floor

ENTRANCE HALL Entering in through the covered storm porch. With wooden flooring under foot, stairs rising to the first floor with storage cupboard underneath. Doors leading to:

KITCHEN/BREAKFAST ROOM With a tiled floor and a range of matching base and wall units complete with worktops over. Windows to the front and side aspect. Integrated appliances include a double electric oven, a five-ring induction hob with a matching extractor above, a fridge freezer, a dishwasher, a bin drawer, as well as an inset sink with mixer tap and a door leading to:

UTILITY ROOM With matching units to the kitchen, a partially glazed side access door leading to the rear garden, as well as plumbing for water appliances with an additional sink and mixer tap.

DINING/PLAY ROOM A multi-purpose space with window to front aspect.

STUDY With built-in storage and a window overlooking the rear garden.

SITTING/DINING ROOM Cleverly extended to create spacious living accommodation with windows to the side and rear aspect as well as a large skylight flooding the space with natural light. Bifold doors complete the space, leading out to the rear garden, and also with an inset wood-burning stove.

CLOAKROOM With tiled floor, WC, and a hand wash basin.

First Floor

LANDING With a window to the front aspect, loft access, airing cupboard, and doors leading to:

MASTER BEDROOM With a window to the front aspect and a door through to the **ENSUITE** with tiled floor, a shower cubicle with rainfall shower and a separate hand attachment, a WC and hand wash basin, also complete with a heated towel rail, a shaving point and frosted window to the rear aspect.

BEDROOM 2 Another spacious double with window overlooking the front aspect.

BEDROOM 3 Another spacious double with window overlooking the rear garden.

BEDROOM 4 With window to the rear aspect.

FAMILY BATHROOM A modern space featuring a bath with shower above and a glass screen. Complete with a WC, hand wash basin, heated towel rail and with a frosted window to the side aspect.

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Outside

The property is located on a no-through-road cul-de-sac, offering a quiet and private setting. The front of the house boasts a gravel driveway with a paved path leading to the front door, complemented by a well-maintained lawn and hedged borders. Access to the single garage is available, featuring an up-and-over door with additional entry from the rear garden. The rear garden is a true highlight, beautifully landscaped to offer a variety of seating areas perfect for alfresco entertaining. A spacious lawn stretches across the back, surrounded by Laurel hedging and attractive planted borders. Side access adds to the convenience of this delightful property.

Material Information

SERVICES Oil fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band B.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F (£3,395.51 annually)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 61 mbps download, up to 12 mbps upload.

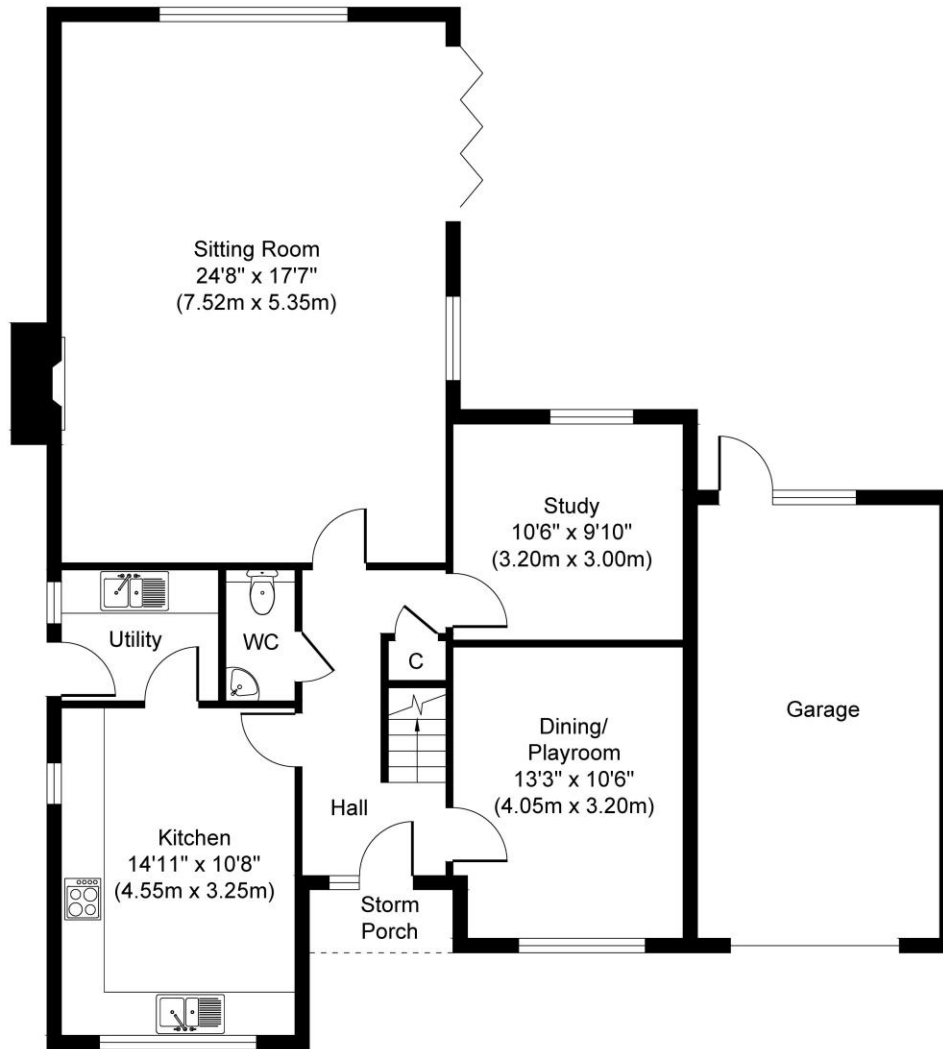
Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

WHAT3WORDS blog.flasks.hikes

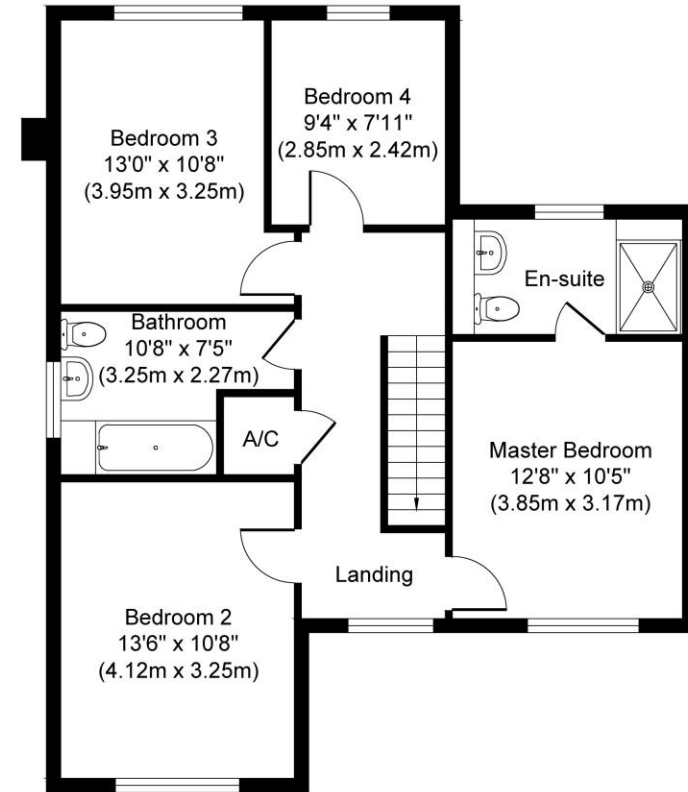
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,244 sq. ft
(115.53 sq. m)



First Floor
Approximate Floor Area
754 sq. ft
(70.03 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

