



171a High Street,
Cheveley, Cambridgeshire

DAVID
BURR



171a High Street, Cheveley, Newmarket, Cambridgeshire, CB8 9DG

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 immaculately presented detached home is nestled in one of the area's most sought-after villages, offering in excess of 2,000 sq. ft of stylish living space. The property features modern fixtures and fittings, including a spacious open-plan kitchen/dining room with doors leading to a beautifully landscaped rear garden. A stunning master suite, three additional generous bedrooms, a private and tucked away setting and gated parking further enhance the appeal of this fantastic home.

An individual four-bedroom detached family home, measuring in excess of 2,000 sq.ft, standing in a private non-estate location within the highly sought after village of Cheveley.

Ground Floor

PORCH Fitted with a doormat and side window with doors leading to:

ENTRANCE HALL With wood flooring, a storage cupboard, stairs rising to the first floor, and doors too:

SITTING ROOM Double aspect space with a window to both front and rear, French doors leading to the garden, and a brick fireplace with an inset wood-burning stove.

KITCHEN/DINING/FAMILY ROOM Fitted with a range of matching base and wall units complete with granite worktops over, integrated appliances include a dishwasher, double oven, electric hob, inset sink with a mixer tap overlooking the rear garden, a fridge, and tiled flooring throughout with ample space for dining leading through to the separate family area with French doors leading to the rear garden.

UTILITY ROOM Fitted with storage with worktops over and inset sink. Plumbing and space for water appliances, integrated water softener and partially glazed door leading to the side aspect.

STUDY A versatile space with a window to the front aspect.

CLOAKROOM Fitted with a WC, hand wash basin, window to side aspect and tiled floor.

First Floor

LANDING A versatile space with an airing cupboard, loft access, and doors leading to:

MASTER BEDROOM A double-aspect space with fitted wardrobes and a door leading to the **ENSUITE** with a tiled floor, a bath with a separate shower cubicle, WC, hand wash basin, heated towel rail, and a Velux window to the rear.

BEDROOM 2 A spacious double with fitted wardrobes and a window to the rear aspect with a Velux to the side.

BEDROOM 3 A further double room complete with fitted wardrobes and a window to the rear aspect.

BEDROOM 4 Final bedroom with window to front aspect.

FAMILY BATHROOM Complete with a bath, separate shower cubicle, WC, hand wash basin, heated towel rail, and window to the side aspect.

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Outside

The property is approached via a gated pea shingle driveway providing ample parking for several vehicles. The property has laurel hedging to one side and is fenced on the other side. Access on both sides of the property leads through to the cleverly landscaped rear gardens featuring a large patio terrace ideal for alfresco entertaining. The remainder of the garden is mainly laid to lawn with mature beds and borders around the edge. The second seating area towards the back corner is complete with a shed and outside tap.

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 C.

LOCAL AUTHORITY East Cambridge District Council.

COUNCIL TAX BAND F (£3,249.65 annually)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all major providers.

WHAT3WORDS haven.alternate.reporting.

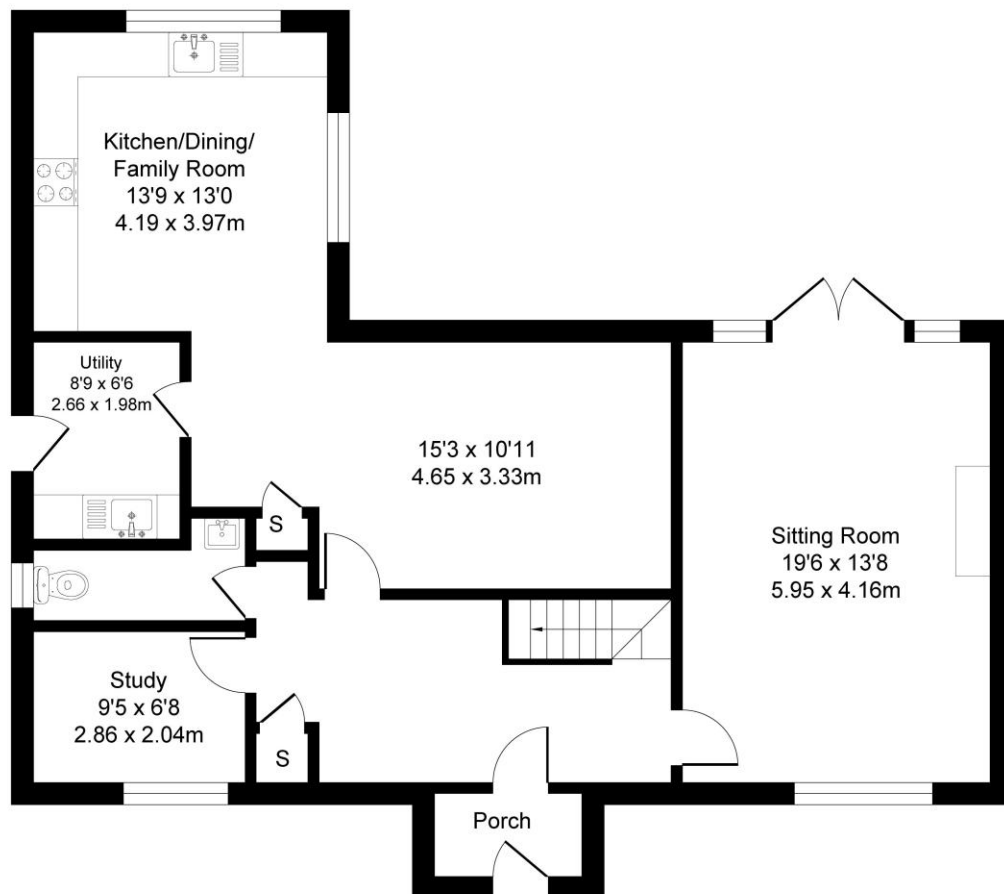
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



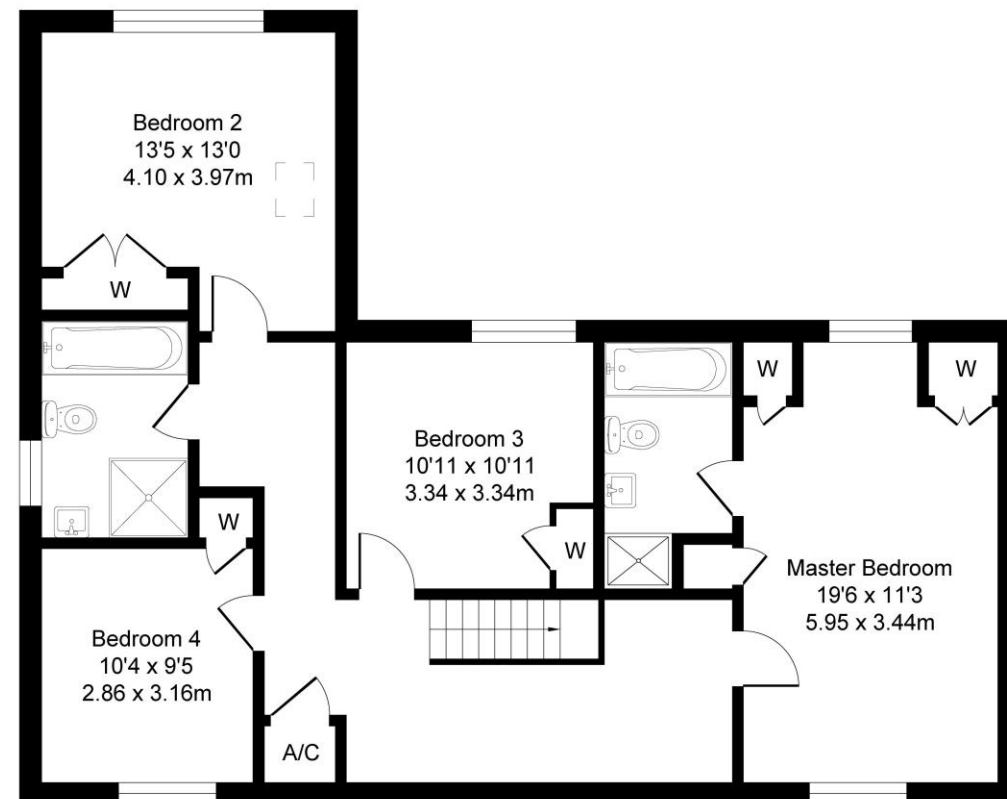
Ground Floor

Area: 95.9 m² ... 1033 ft²



First Floor

Area: 93.4 m² ... 1006 ft²



Total Area: 189.3 m² ... 2039 ft²

All Measurements are approximate and for display purposes only

