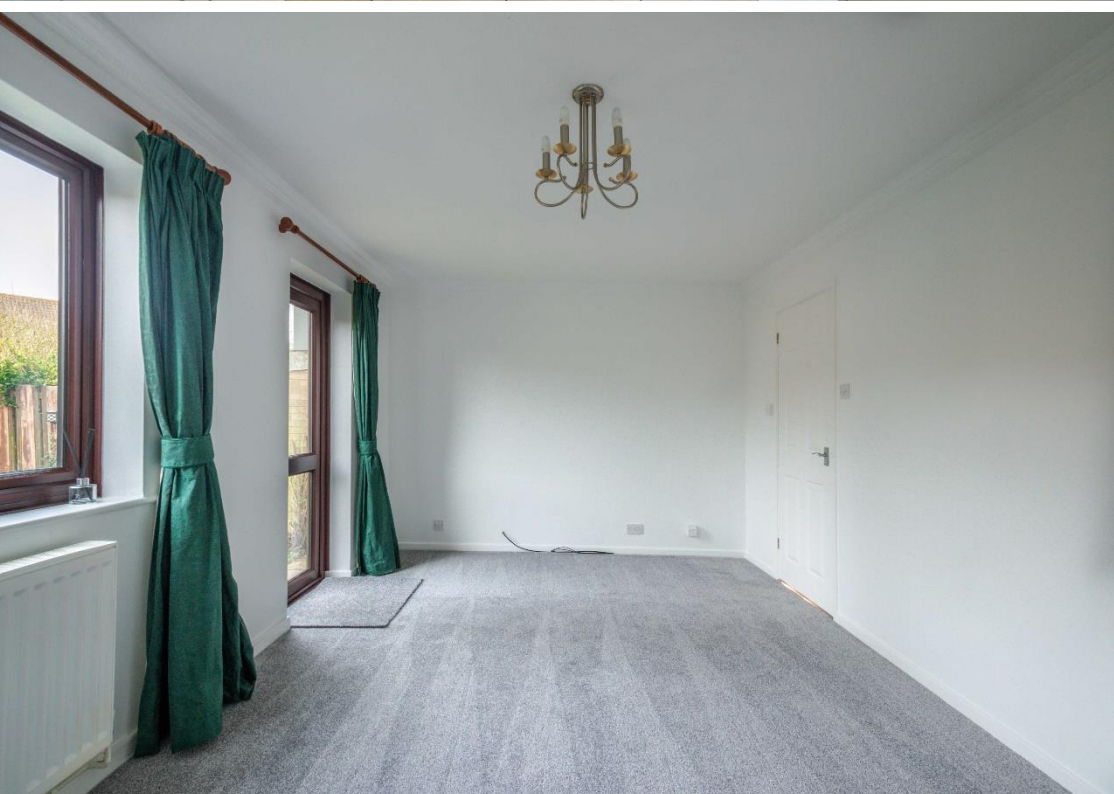




**22 Icknield Close
Cheveley, Suffolk**

**DAVID
BURR**



22 Icknield Close, Cheveley, Newmarket, Suffolk, CB8 9SU

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.

An updated and very well maintained three-bedroom semi-detached home situated in a quiet cul-de-sac within the highly sought after village of Cheveley. The property features a modern and bright open plan kitchen/breakfast room with a separate and spacious sitting room. Up on the first floor are three spacious bedrooms, the largest of which has fitted wardrobes as well as a modern family bathroom. Externally the property benefits from offroad parking with a single garage and a mature garden the rear. NO ONWARD CHAIN.

An updated and modern three-bedroom semi-detached family home set within a quiet cul-de-sac of this highly sought after village.

Ground Floor

ENTRANCE HALL Entering in through the partially glazed door, stairs rise to the first floor with doors left and right to:

KITCHEN/BREAKFAST ROOM Featuring a modern fitted kitchen with a range of matching base and wall units complete with worktops over. There is an inset sink with drainer and mixer tap. Further integrated appliances include a double oven, 4-ring hob with extractor hood above, fridge/freezer as well as a freestanding washing machine and dishwasher included within the sale. There is ample space for dining, with a cupboard running under the stairs which could double as a pantry. Two windows to the front aspect.

SITTING ROOM A spacious room running the full width of the property. newly carpeted with a window and glazed door looking out to the rear garden.

First Floor

LANDING With access into the loft which is full boarded, further doors leading to:

BEDROOM 1 A spacious double with fitted wardrobes at one end and two windows overlooking the front aspect.

BEDROOM 2 Another double with window to the rear aspect.

BEDROOM 3 With window to the rear aspect.

BATHROOM A modern space with fully tiled walls and floor. Featuring a panelled bath with shower over, low level WC, hand wash basin, heated towel rail and frosted window to the side aspect.

Outside

The front of the property is approached by a driveway which provides offroad parking for multiple vehicles and in turn leads to the **SINGLE GARAGE** which is complete with an up and over door, with light and power inside. The remainder of the front gardens are mainly laid to lawn with some mature hedging and an established tree.

The rear garden is an enclosed space which is mainly laid to lawn. There is a path leading to the rear of the garden which turns into a paved patio ideal for alfresco dining. The borders are well stocked with a selection of plants and hedges, and there is a timber summer house also complete with power.

Material Information

SERVICES Mains electricity, water, drainage and oil-fired central heating to radiators. **NOTE:** None of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX: Band C. (£1,999.79 per annum).

EPC: Band D.

TENURE Freehold.

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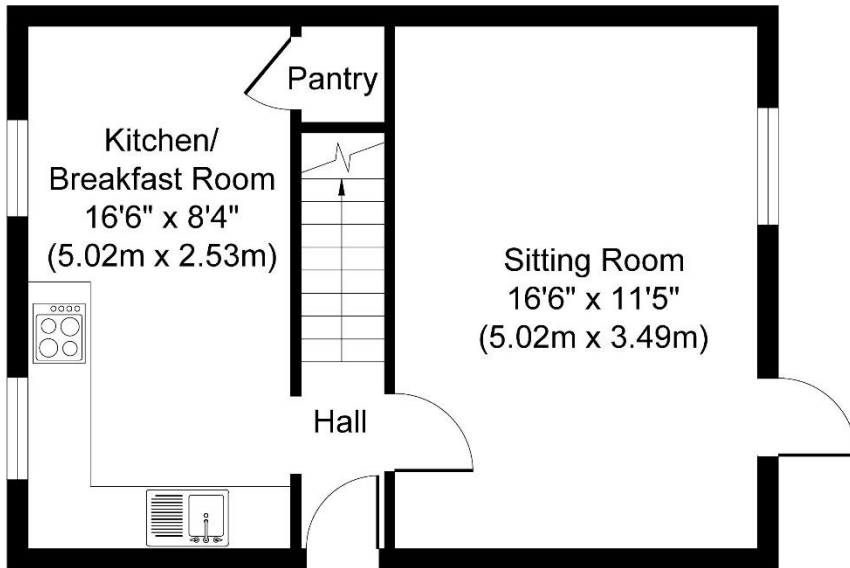
CONSTRUCTION TYPE Traditional brick construction.

COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

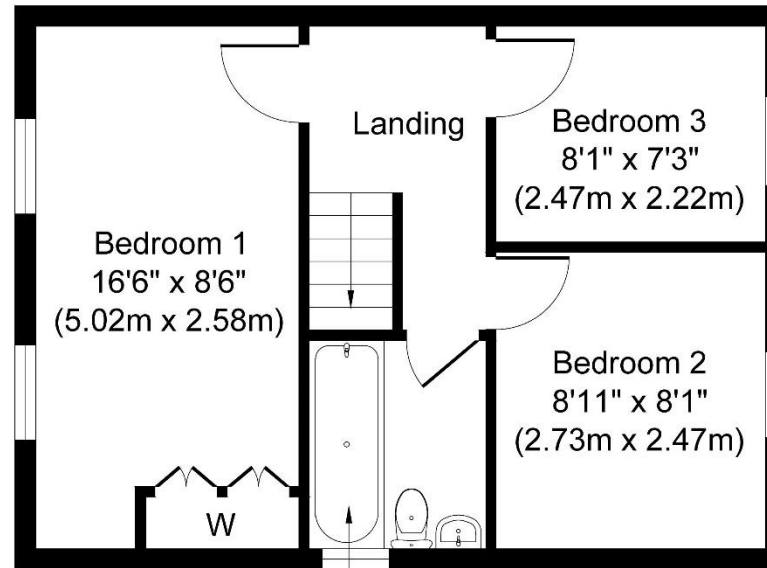
VIEWING by prior appointment only through David Burr estate agents.

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.

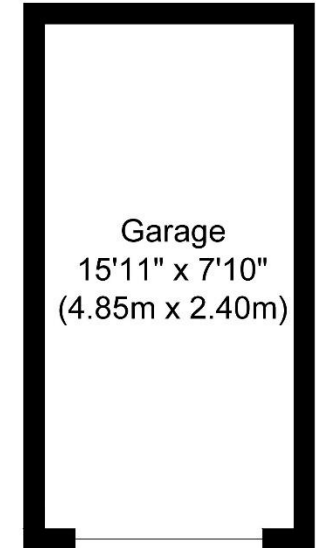




Ground Floor
Approximate Floor Area
379 sq. ft
(35.24 sq. m)



First Floor
Approximate Floor Area
379 sq. ft
(35.24 sq. m)



Garage
Approximate Floor Area
125 sq. ft
(11.64 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.

