



**Plot 3, The Cleveland
Farriers Walk, Cheveley, Cambridgeshire**

**DAVID
BURR**

An exclusive collection of 2, 3, 4, 5 and 6 bedroom houses and bungalows by Denbury Homes.

Discover the Denbury Difference

Our Hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come. These energy efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle. However, its not about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five star rating from the House Builders Federation, meaning 90% of our homebuyers would recommend us to a friend. Denbury homes was born amidst stunning East Anglian landscape, which has inspired artists for generations. We ensure everything we build reflects the beauty of this special place that you'll love to call home.

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.

Farriers Walk

Farriers Walk is one of the latest developments from Denbury Homes, a Home Builders Federation 5* rated developer. The development contains a mixture of traditional 2, 3, 4, 5 and 6 bedroom houses and bungalows incorporating energy-efficiency, designed for modern living, featuring elegant exteriors that blend in seamlessly into existing towns and villages, and contemporary interior design to suit every lifestyle.

A deposit of £1,000.00 is required to be paid, on reservation, subject to contract, with 14 days cooling off period upon payment.



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An exceptional development comprising a mixture of traditional 2, 3, 4, 5 and 6 bedroom houses and bungalows incorporating energy-efficiency, designed for modern living situated within the picturesque village of Cheveley. Ready to move into now, this three bedroom detached property offers approximately 1,488 sq ft of living accommodation with the added benefit of private parking for two vehicles and a single garage. The property will be finished to a high standard including Bosch oven, hob, hood and stylish bathrooms with the added benefit of underfloor heating to the ground floor, an electric car charging point and a 10 year NHBC warranty.

A newly constructed three bedroom detached home with allocated parking, single garage and EV charging point by Denbury Homes.

Entrance into:

ENTRANCE HALL: A light entrance hall with picture window to the side aspect, stairs rising to the first floor with understairs storage cupboards. Doors off to:

CLOAKROOM: Comprising white Roca Gap WC and hand wash basin with Porcelanosa tiled splashback*.

KITCHEN/DINING AREA: An impressive open-plan room, extensively fitted with a range of units under worktops* with sink inset. Appliances include a Bosch electric oven, hob and extractor hood. Whilst there is space and plumbing for a dishwasher and washing machine. Part tiled walls*. A personal door leads through to the garage. **Dining Area** A light and airy space with plenty of room for table and chairs. French doors lead to the patio to the rear, whilst double doors lead through to the:

LIVING ROOM: A spacious reception room with window to the front aspect.

First Floor

LANDING: With airing cupboard, access to the roof space and rooms off:

BEDROOM 1: A double room with window to the front aspect, 'his and hers' double fitted wardrobes and **En-Suite** comprising extensively tiled shower cubicle, WC and wash hand basin. Part-tiled walls*.

BEDROOM 2: Another double room with fitted wardrobe and views out to the garden.

BEDROOM 3/STUDY: With single fitted wardrobe and views out to the garden.

FAMILY BATHROOM: Stylishly fitted to include panelled bath, wash hand basin and WC. Part-tiled walls*.

AGENT'S NOTE: *Subject to the property build stage upon reservation. Photographs are for illustrative purposes only and are taken from The Fieldfare, Weavers Way, Clare.

Outside

The property is located at the front of the development approached by a shared driveway leading to parking for two vehicles, an EV charging point and single garage. The front garden is landscaped and turfed with an access to the rear. To the rear the garden is generous in size, landscaped, topsoiled and features an outside tap and lighting.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump. Underfloor heating to the ground floor, with thermostatically controlled radiators to the first floor. EV charging point. **NOTE:** None of these services have been tested by the agent.

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SERVICE CHARGE: £288.32 per annum.

LOCAL AUTHORITY: East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire CB7 4EE. Telephone: 01353 665555.

TENURE: Freehold.

TERMS AND CONDITIONS:

Warranty

10 year build warranty.

Deposit

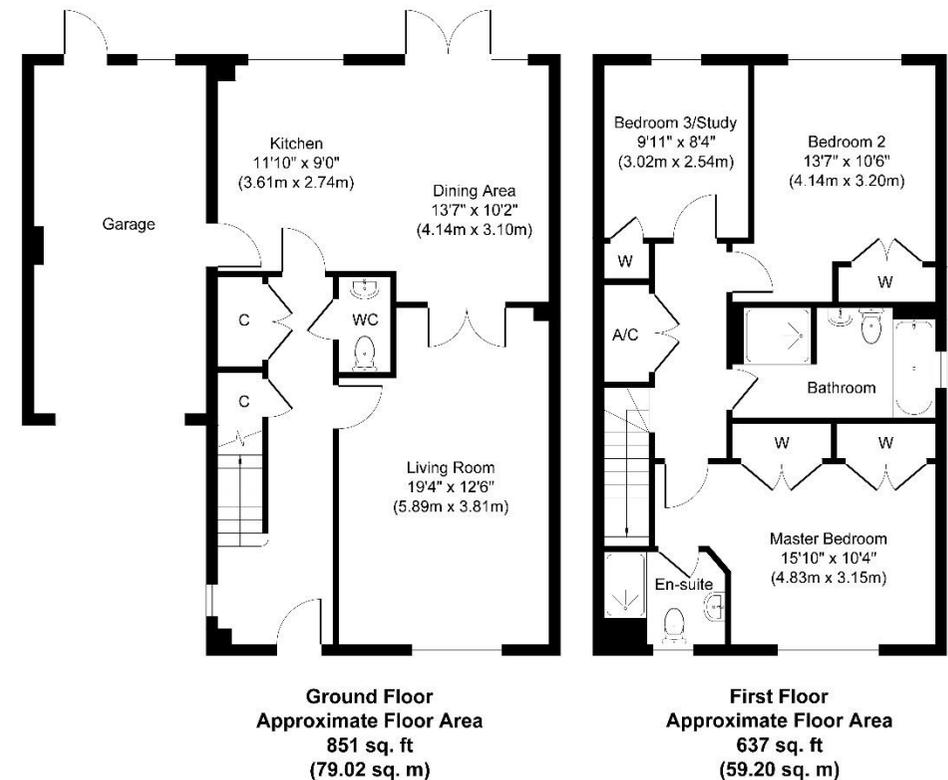
A deposit of £1,000.00 is required to be paid, on reservation, subject to contract, with 14 days cooling off period upon payment.

Reservation

On reservation, David Burr will require details of the purchaser's solicitor who must be instructed immediately.

VIEWING: Strictly by prior appointment 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.



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.

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DENBURY
HOMES

WELCOME TO
Farriers Walk

2 Bedroom Homes

The Connemara (b)
Plots 1 & 14

3 Bedroom Homes

The Morgan
Plots 15, 16, 17

The Cleveland
Plots 3 & 13(h)

4 Bedroom Homes

The Clydesdale
Plots 4 & 10(h)

5 Bedroom Homes

The Shire
Plots 2, 6 & 7

The Percheron
Plot 11

6 Bedroom Homes

The Friesian
Plots 5, 8(h), 9 & 12(h)



← To Saxon Street

→ To Newmarket

Show Home

Affordable Housing

(b) Bungalow

(h) Handed

B/S Bin store
(for plots 18-22)

External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only.

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SPECIFICATION:-

Kitchen:

- Electric Bosch oven, ceramic hob and hood fitted as standard

Electrical:

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes

Plumbing:

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

Joinery:

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Fitted wardrobes where indicated

Tiling:

- Kitchen – Porcelanosa wall tiles between worktop and wall cupboards
- Kitchen – Porcelanosa floor tiles
- Bathroom – Porcelanosa wall tiles at half-height all round
- En-Suite – Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin
- En-Suite – With bath – Porcelanosa wall tiles at full height to shower cubicle and half height all round
- Cloakroom – Porcelanosa wall tiles to splashback above hand basin

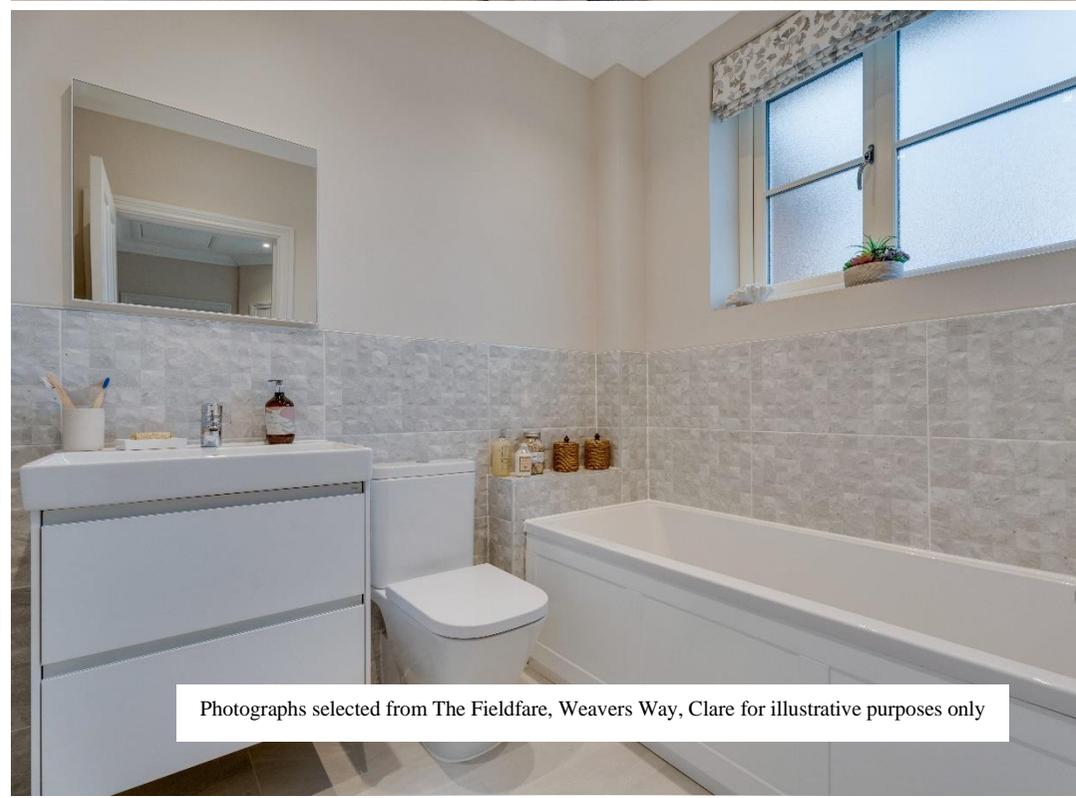
Other Items:

- Loft light
- Front garden landscaped and turfed
- Rear garden landscaped and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots*

****The FTT provided is a closed network service provided by nominated suppliers only.**



Photographs selected from The Fieldfare, Weavers Way, Clare for illustrative purposes only

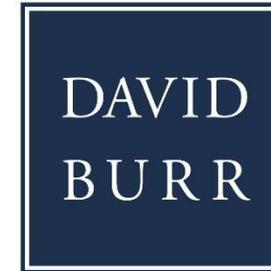


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DENBURY
HOMES

Our homes are designed to blend seamlessly into existing towns and villages, but we know its more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



From a rural country house, period townhouses to new homes, David Burr is a full service agency powered by a suite of first-rate marketing as standard. Dynamic, independent and bespoke. Providing an extensive coverage across Suffolk, Cambridgeshire and north Essex they cater for all client's sales, lettings, holiday lettings, valuation, development and investment needs.

For sales enquiries, contact David Burr:

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