

pocock & shaw

Residential sales, lettings & management



225 New Cheveley Road  
Newmarket, CB8 8BX

A very spacious & recently renovated 3/4 bedroom town house, pleasantly situated to the south of Newmarket Town centre.

Hall, cloakroom, study/bed 4, fabulous open plan new kitchen/living room, refitted bathroom, garage, off road parking & garden. No Chain

Guide Price: £270,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Situated on the popular south side of Newmarket this spacious townhouse, which extends to about 120sqm (including the garage) is within walking distance of town centre, railway station and the Heath.

The property has just undergone extensive renovation and offers accommodation spread over three floors, full of natural light and space. The property has a newly fitted gas fired combination boiler, new plumbing and radiators, new lighting/wiring and now boasts a generous open plan lounge and stylish kitchen complete with new built-in appliances. On other floors this house boasts three further spacious double bedrooms and a refitted bathroom, a further ground floor bedroom/study and a refitted cloakroom. Externally the property offers an integral garage (potential to integrate with the house to provide further accommodation etc), a driveway providing off-road parking for two cars, integral shed/bin store and an enclosed front garden.

The property is being sold with no forward chain.

### **Entrance Hall**

Entrance door into hall. New walnut laminate flooring. Radiator, built in cupboard with electric consumer unit, open storage space under the stairs, door to the garden.

### **Refitted Cloakroom**

With a window to the rear aspect, low level WC, wash hand basin with built in cabinet below, tiled splash backs. Heated Towel Rail, extractor fan.

### **Study/Bedroom 8'11 x 10'1" (2.72m x 3.07m)**

With a window to front the aspect, radiator, telephone/Broadband point and electric points.

### **First Floor**

#### **Landing**

With a radiator, stairs to the second floor and doors too: -

### **Open plan Lounge/Kitchen 7.69m (25'3") x 5.18m (17') max 3.12 min (overall dimensions)**

Consisting of a Lounge area with two windows to front aspects, Oak Laminate flooring, radiator, TV point.

#### **Kitchen Area**

Re-fitted with superb range of wall mounted soft closing units and working surfaces, selection of soft closing base units and drawers, upstands, new stainless steel sink and tap, Zanussi multifunction oven with matching four ring electric hob and chimney extractor, new integral Zanussi low frost fridge freezer and AEG dishwasher, radiator, recessed ceiling spotlights, window to the rear aspect and **UTILITY AREA** with plumbing for an automatic washing machine, space for tumble dryer.

### **Second Floor**

#### **Landing**

Access to loft space.

#### **Bedroom One**

13'8" x 8'8" (4.16m x 2.65m)

With a window to front the aspect, radiator, two



wardrobes (one with wireless controlled boiler enclosed).

### Bedroom Two

9'11" x 11' (3.03m x 3.36m)

With a window to the rear aspect, radiator, built in wardrobe.

### Bedroom Three

8'10" x 7'11" (2.69 x 2.42m)

With a window to the front aspect, radiator.

### Refitted Bathroom

A three piece suite comprising of a low level WC, wash hand basin with cabinet under, panelled bath with luxurious rainfall style shower head and a separate handset over, tiling on three walls, coordinating vinyl flooring with R10 anti-slip rating, heated towel rail, window to the rear aspect, extractor fan, recessed ceiling spot lights.

### Outside

The front garden is laid to lawn being enclosed by picket fencing with a pathway to the front door. The rear is paved with space with two cars, the integral garage 4.91m (16'1") x 3.07m (10'1") with electric roller door and separate integral shed. Security lighting.

### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: C** Forest Heath District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

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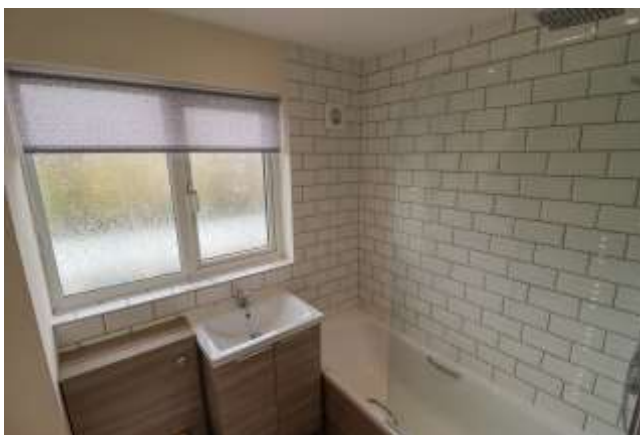
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Total area: approx. 120.3 sq. metres (1294.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested