



**Holland Park**  
**Newmarket, CB8 9DL**  
**Guide Price £220,000**



## Holland Park, Newmarket, CB8 9DL

An established family home set within this picturesque and highly sought after village and offered for sale with the distinct advantage of no onward chain.

Rather deceptive, this property boasts generous size rooms to include a living room, dining room, kitchen, cloakroom, three bedrooms and a family bathroom.

Externally the property offers a fully enclosed garden and garage en-bloc.

Outstanding value for money and viewing is recommended.

### Entrance Hall

Glazed door to dining room. Door to cloakroom. Radiator.

### Kitchen 8'11" x 8'4" (2.72m x 2.54m)

With matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for washing machine. Internal window to dining room. Window to the front aspect.

### Dining Room 15'7" x 13'8" (4.75m x 4.17m)

Spacious room with internal windows to kitchen and living room with stairs leading to the first floor. Radiator.

### Living Room 15'7" x 10'5" (4.75m x 3.18m)

Spacious living room with window to the rear aspect. Internal window to dining room. Door to dining room. Glazed door to rear garden. Radiator.

### Cloakroom 5'3" x 3'3" (1.60m x 0.99m)

White suite comprising W.C. and hand basin. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Stairs leading to dining ground floor.

### Bedroom 1 13'8" x 8'6" (4.17m x 2.59m)

With window to the rear aspect. Built in wardrobe. Radiator.

### Bedroom 2 13'4" x 8'6" (4.06m x 2.59m)

With window to the front aspect. Built in wardrobe. Radiator.

### Bedroom 3 10'1" x 7'1" (3.07m x 2.16m)

With window to the rear aspect. Built in cupboard. Radiator.

### Bathroom 7'1" x 6'1" (2.16m x 1.85m)

White suite comprising low level W.C., pedestal hand basin and panelled bath. Tiled to wet areas. Radiator. Obscured window. Door to landing.

### Outside - Front

Courtyard garden. Picket fencing to the border with gate leading to front door.

### Outside - Rear

Mainly laid to lawn with paved pathway leading to access gate to the rear. Planted border with a variety of plants and shrubs. Allocated parking.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 86

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

### Location

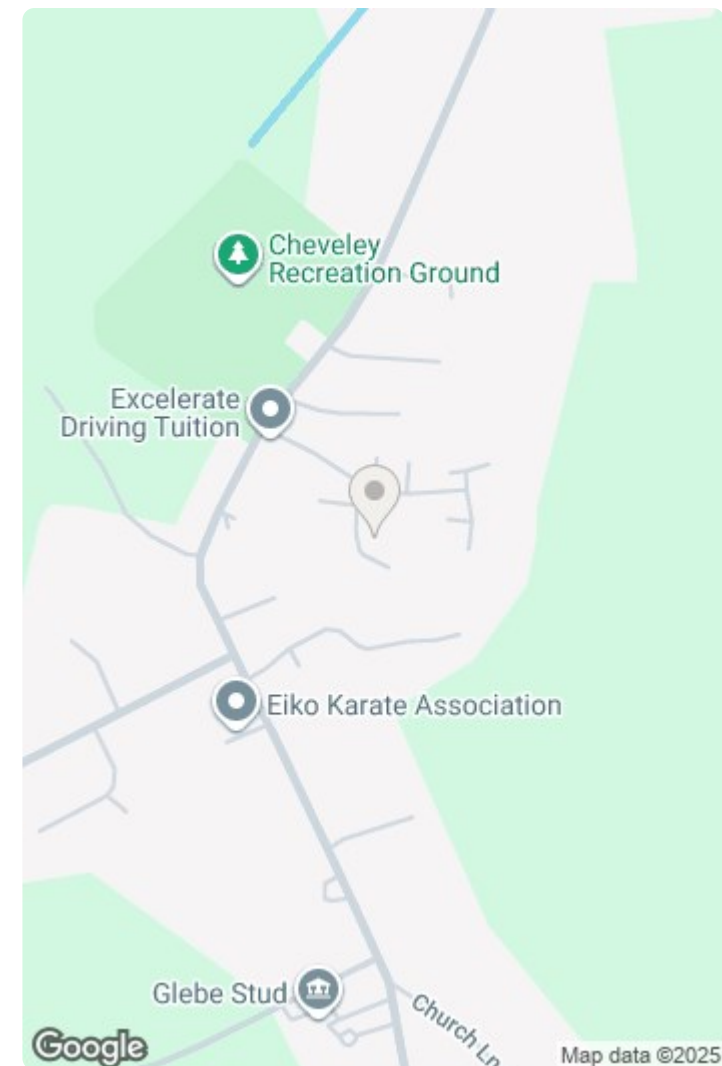
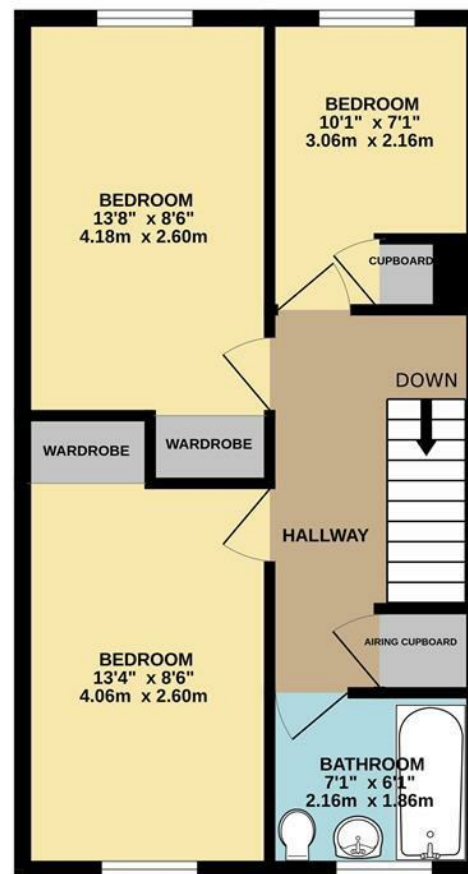
Cheveley is a charming village located near Newmarket in Suffolk, England, known for its picturesque surroundings and welcoming community. It offers a range of local amenities including a primary school, village hall, a local convenience store and a traditional pub. The village is approximately 2 miles from Newmarket, renowned for its horse racing heritage and various shopping options, while Cambridge is about 15 miles to the northwest, providing access to a wider array of services and cultural attractions. Cheveley's location also offers easy access to the A14, connecting it to major towns and cities in the region.



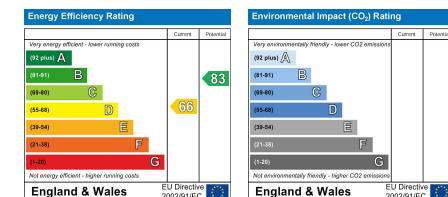
GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



24 HOLLAND PARK  
TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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