

Holland Park
Newmarket, Cambridgeshire CB8 9DL
Guide Price £265,000

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27 Holland Park, Newmarket, Cambridgeshire CB8 9DL

A modern family home standing at the end of a quiet cul-de-sac and located in this picturesque and highly regarded village.

Rather deceptive and offering generous size rooms throughout, this property offers accommodation to include an entrance hall, living room/dining room, sun lounge/conservatory, kitchen/breakfast room, four bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden, office and garaging.

Sold with the distinct advantage of NO ONWARD CHAIN.

Entrance
Door with glazed panel to the side leading to entrance hall.

Sitting Room 18'0" x 14'11" (5.49m x 4.55m)
Open-plan living space with sliding doors leading to conservatory/sun room.

Kitchen/Breakfast Room 11'7" x 7'8" (3.53m x 2.34m)
Fitted with a range of eye and base level units with worktop over. Stainless steel sink with mixer tap over. Integrated Oven and hob with space for white goods. Window to the front aspect.

Conservatory/Sun Room 13'2" x 9'7" (4.01m x 2.92m)
uPVC lean-to conservatory with a French style doors leading to the rear garden.

Cloakroom
Comprising low level WC and wash hand basin. Window the side aspect.

Bedroom 1 10'11" x 10'8" (3.33m x 3.25m)
Built in storage, access to shower cubicle, window to the front aspect.

Bedroom 2 13'8" x 5'10" (4.17m x 1.78m)
With build in storage, window to the rear aspect.

Bedroom 3 11'7" x 6'0" (3.53m x 1.83m)
With build in storage, window to the rear aspect.

Bedroom 4 11'8" x 5'10" (3.56m x 1.78m)
With build in storage, window to the rear aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment over, shower cubicle, WC and a pedestal sink unit. Window to the front aspect.

Outside Front
Mainly laid to gravel with paved pathway leading to front door.

Outside Rear
Fully enclosed rear garden.

Garage 1 11'11" x 8'11" (3.63m x 2.72m)
Converted into an office (or can be used for similar), power and lighting connected.

Garage 2 11'11" x 8'11" (3.63m x 2.72m)
En bloc with up and over style door.

Property Details
EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 90 SQM
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps 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.

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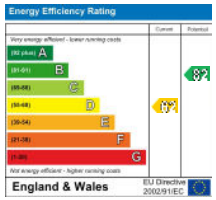
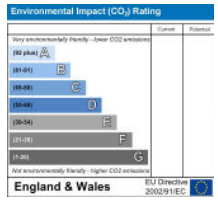
Total Area: 112.1 m² ... 1207 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk





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