



**New Cheveley Road,
Newmarket, Suffolk CB8 8BG
Offers In Excess Of £450,000**

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A hugely improved and cleverly extended detached bungalow, still with scope for further improvements, superbly set on the fringes of the town centre and located in striking distance of the railway station and High Street.

Offering light and airy rooms throughout, this property benefits from an impressive living room with vaulted ceiling and working wood burner, kitchen/breakfast room, three double bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers off road parking, delightful long and established rear garden providing a lovely addition and useful detached outhouse/studio.

Viewing recommended.

Entrance Porch

With door through to the:

Kitchen

14'8" x 14'3"

Modern kitchen fitted with a range of matching eye and base level storage units and wooden working surfaces over, tiled upstands, inset stainless steel sink and drainer with mixer tap. Integrated Hotpoint oven and 4 ring gas-burner hob with extractor hood above and fridge/freezer. Breakfast bar area, laid wooden style flooring, radiator and bi-folding doors out through to the:

Living Room

18'11" x 18'9"

Impressive vaulted ceiling living room area with featured modern cast iron log fireplace, TV connection point, pendant lighting, display spotlights, laid wooden style flooring, radiator, window to the side aspect, four Velux windows and two sets of French doors out to the rear garden.

WC

Low level WC, hand basin and obscured window to the side aspect.

Study Area

Built-in desk area with shelving, laid wooden style flooring, radiator and window to the side aspect.

Bedroom 1

11'6" x 10'4"

Double bedroom with fitted sliding glass door wardrobes, laid wooden style flooring, radiator and window to the side aspect.

Bedroom 2

11'1" x 10'4"

Double bedroom with featured fireplace, laid wooden style flooring, radiator and window to the front aspect.

Bedroom 3

11'1" x 10'2"

Laid wooden style flooring, radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower head, tiled flooring, radiator and obscured window to the side aspect.

Outside - Front

Gravelled driveway creating off-road parking. Staircase and ramp leading round to the entrance of the property.

Outside - Rear

Well established rear garden mostly laid to lawn with paved patio seating

area, a variety of thriving tree and shrubs and useful detached outhouse/studio with power and lighting and potential to extend (4.19 x 2.40). A further fenced off area with raised vegetables patches, timber built garden shed and greenhouse.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 100 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - the

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants

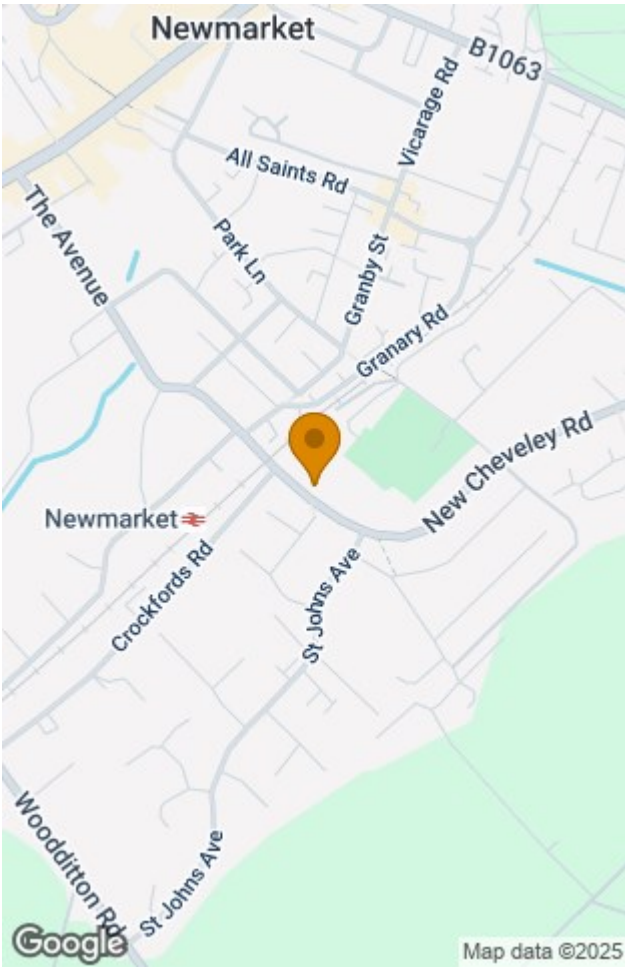
– None that the vendor is aware of



Approximate Gross Internal Area 1196 sq ft - 111 sq m
Ground Floor Area 1088 sq ft – 101 sq m
Outbuilding Area 108 sq ft – 10 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



