



**MA**  
Morris Armitage  
01638 560221  
www.morrisarmitage.co.uk  
**for sale**

**High Street, Cheveley CB8 9DQ**

**Guide Price £335,000**

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## High Street, Cheveley CB8 9DQ

An established semi-detached family home standing within this sought after and highly regarded village and enjoying some lovely mature and generous size rear gardens.

The property boasts accommodation to include entrance hall, living room, dining room, kitchen/breakfast room, shower room, three bedrooms and family bathroom. Externally the property offers delightful gardens providing a superb addition to this family home.

Viewing highly recommended.

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.

### Entrance Hall

With doors leading to living room and dining room. Stairs leading to first floor.

### L-Shaped Kitchen/Breakfast 13'5" x 7'10" (4.10m x 2.40m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level oven. Inset electric hob with stainless steel extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Radiators. Window to rear aspect. Doors to dining room, understairs cupboard, shower room and rear garden.

### Living Room 16'4" x 10'9" (5.00m x 3.30m)

Spacious living room with fireplace with tiled surround, mantel and tiled hearth. Radiator. Windows to front and rear aspects. Door to entrance hall.

### Dining Room 10'5" x 9'2" (3.20m x 2.80m)

Well proportioned dining room with window to front aspect. Radiator. Doors to kitchen/breakfast room and entrance hall.

### Shower Room

Modern white suite comprising low level

W.C., wall mounted hand basin with built-in cabinet under and generous walk-in shower cubicle. Attractively tiled to wet areas. Obscured window. Door to kitchen/breakfast room.

### Landing

Doors to all bedrooms and bathroom. Window to rear aspect. Stairs leading to ground floor.

### Bedroom 1 11'5" x 9'6" (3.50m x 2.90m)

Generous double bedroom with built-in wardrobe. Radiator. Window to front aspect. Door to landing.

### Bedroom 2 10'9" x 7'10" (3.30m x 2.40m)

Well proportioned bedroom with window to front aspect. Radiator. Door to landing.

### Bedroom 3 7'10" x 7'6" (2.40m x 2.30m)

Well proportioned bedroom with window to rear aspect. Radiator. Door to landing.

### Bathroom

White suite comprising low level W.C., hand basin and panelled bath. Window to rear aspect. Door to landing.

### Outside - Front

Expansive lawned area with

hardstanding pathway leading to access gate to rear garden. Steps to front door.

### Outside - Rear

Expansive rear garden, mainly laid to lawn with some mature shrubs and planting. Pathway leading to access gate to front. Shed. Greenhouse. Oil tank.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 88 SQM

Parking - On Road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

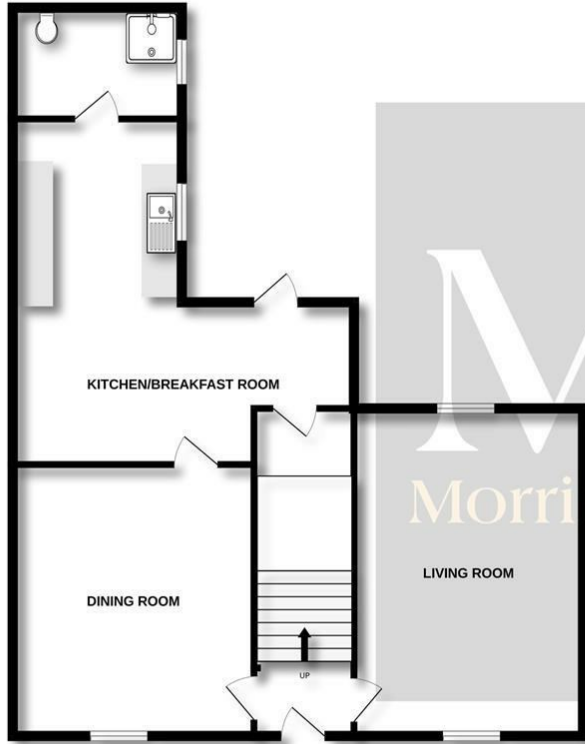
Broadband Type - Superfast available,  
80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Ofcom advise  
likely on all networks

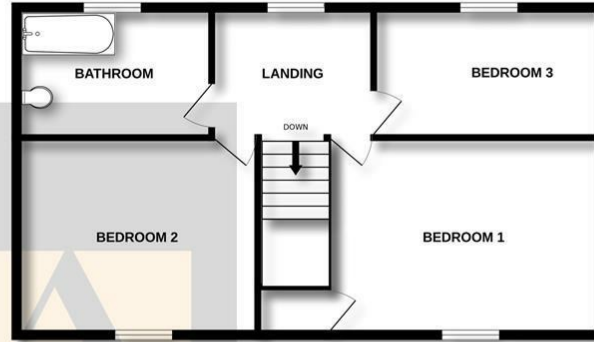
Rights of Way, Easements, Covenants -  
None that the vendor is aware of



GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.

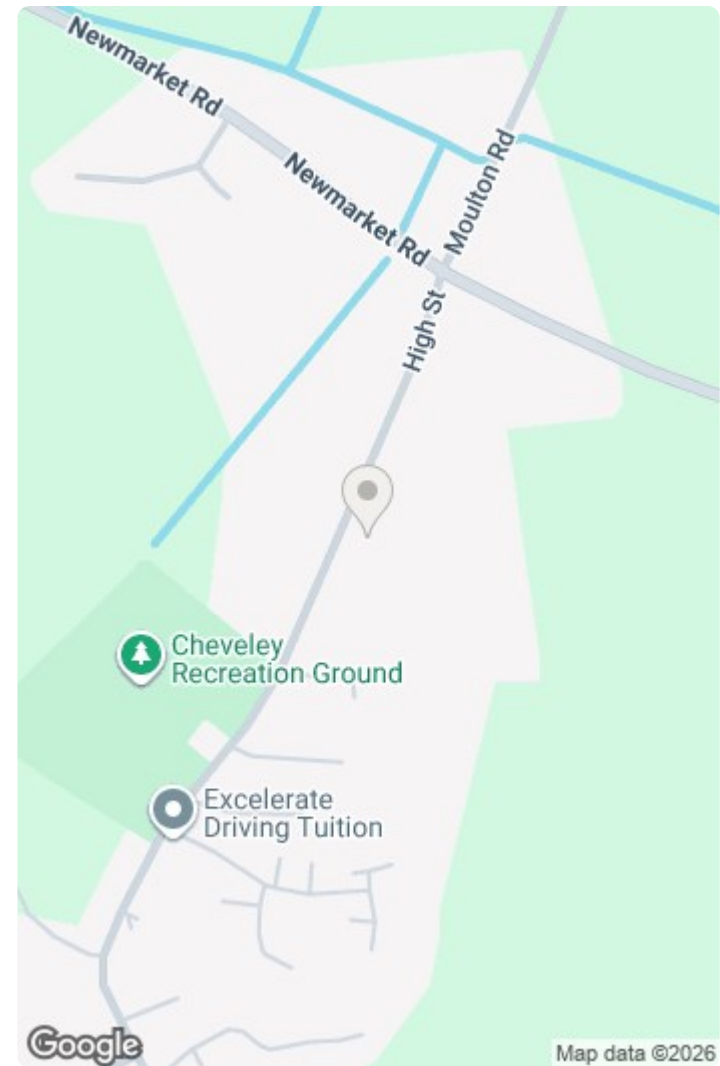


1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A (1-10)			A (1-10)		
B (11-15)			B (11-15)		
C (16-20)			C (16-20)		
D (21-25)			D (21-25)		
E (26-30)			E (26-30)		
F (31-35)			F (31-35)		
G (36-50)			G (36-50)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	39

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