



43, New Cheveley Road
Newmarket, CB8 8BG
Guide Price £399,995

New Cheveley Road, Newmarket, Suffolk CB8 8BG

A superbly presented and greatly improved modern and detached bungalow set in walking distance of all local amenities and an appealing mix of restaurants.

Rather deceptive and offering generous size rooms throughout, this property enjoys accommodation to include refitted kitchen/dining room, living room, three double bedrooms, two bathrooms. Externally the property offers a fully enclosed hardstanding rear garden, substantial outbuilding, sizeable side garden with off road parking.

Viewing highly recommended.

Entrance Hall

With radiator and access to roof space.

Living Room 14'11" x 12'0" (4.57 x 3.66)

Television connection point, radiator and window to the rear aspect.

Kitchen/Breakfast Room 10'11" x 10'11" (3.35 x 3.35)

Fitted with a range of modern eye level and base storage units with working top surfaces over, built in oven, gas hob, dual sink with mixer tap and drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator and window to the side aspect.

Dining Room/Bedroom 3 10'0" x 10'0" (3.05 x 3.05)

With radiator and window to the front aspect.

Master Bedroom 10'11" x 10'11" (3.35 x 3.35)

With radiator and window to the side aspect.

Bedroom 2 10'11" x 10'0" (3.35 x 3.05)

With radiator and window to the side aspect.

Shower Room

Suite comprising shower cubicle with glass doors, low level WC, pedestal basin, bidet, heated towel rail, tiled floor, part tiled walls and window to the rear aspect

Cloak Room

Suite comprising low level WC, pedestal basin, bidet, radiator and window to the rear aspect.

Rear Lobby

With wall mounted gas combi boiler serving domestic hot water and central heating system with radiators around the home, radiator and door opening to garden.

Outside Front

With off road parking for at least two vehicles and front garden enclosed by dwarf wall.

Outside Rear

With raised shrub and flower beds, outside hot and cold tap and access to:

Outhouse 12'11" x 8'11" (3.96 x 2.74)

Secure workshop with power and light connected.

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other

cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Property Details

EPC - TBC

Tenure - Freehold

Council Tax Band - C (East Cambridgeshire)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas & Electric

Square Meters - TBC

Broadband Connected - TBC

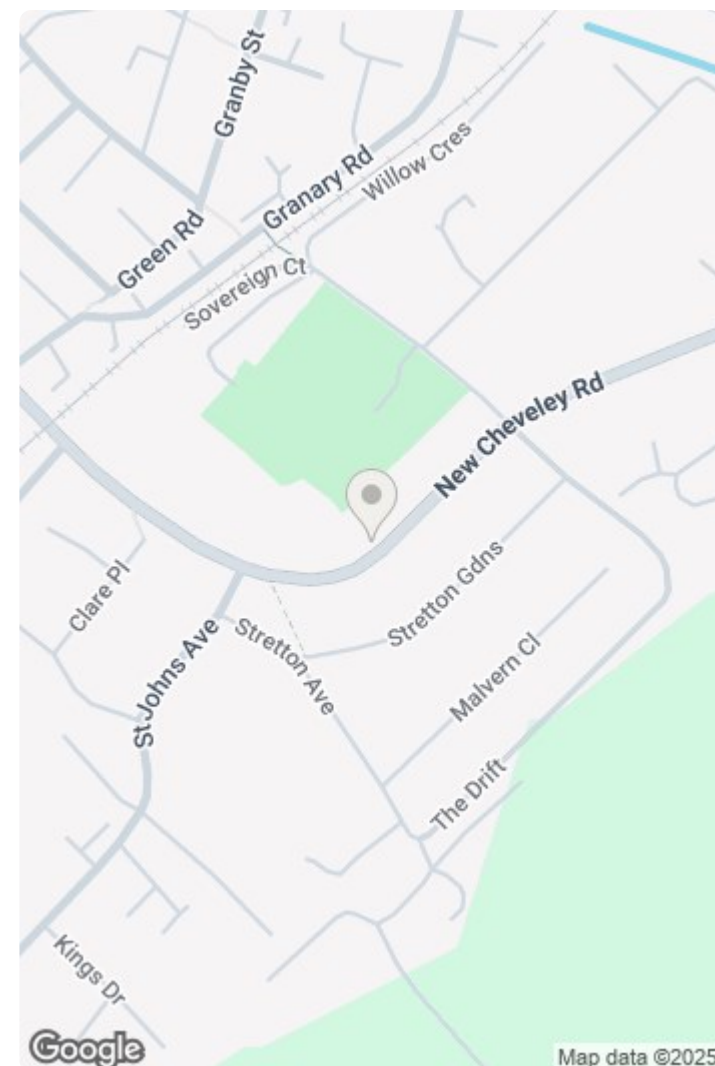
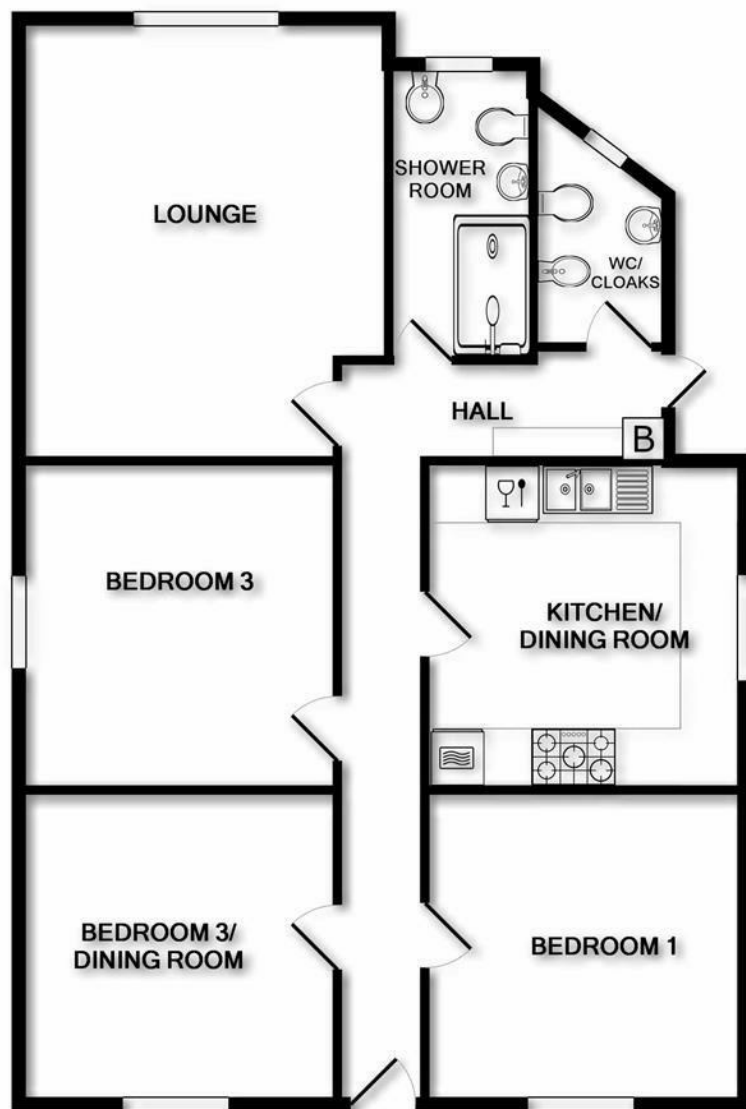
Broadband Type - Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good connection on all networks

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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