



**New Cheveley Road,
Newmarket, Suffolk CB8 8BG
Offers Over £400,000**

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New Cheveley Road, Newmarket, Suffolk CB8 8BG

A superb family home standing within striking distance of the High Street and railway station and enjoying a sizeable plot with delightful mature gardens.

Rather deceptive and offering generous size rooms, this impressive property boasts accommodation to include entrance hall, sitting room, living room, study, kitchen/breakfast room, four generous bedrooms, bathroom and separate WC.

Externally the property offers extensive parking, long and established rear garden and useful outbuilding.

Viewing recommended.

About Newmarket:

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 20 miles from Bury St Edmunds, and roughly 30 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.

Entrance Hall

Laid wooden style flooring, radiator and door through to the:

Sitting Room

10'5" x 11'6"

With featured fireplace, laid wooden style flooring, radiator and staircase rising to the first floor. Opening through to the:

Living Room

9'10" x 13'6"

Good sized living room with TV connection point, laid wooden style flooring, radiator and French doors out to the rear garden. Door through to the:

Study

4'8" x 9'1"

With radiator and window to the side aspect.

Kitchen

10'0" x 13'7"

Modern fitted kitchen with matching eye and base level storage units and working surfaces

over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated oven and gas burner hob with extractor hood above and space for a fridge/freezer. Laid wooden style flooring and window to the rear aspect.

Utility Room

With space and plumbing for a dishwasher, washing machine and tumble dryer, laid wooden style flooring, wall mounted boiler, radiator and side external door.

Bedroom 3

10'5" x 11'5"

Double bedroom with radiator, windows to the front and side aspect.

Bedroom 4

9'3" x 11'5"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bathroom

7'0" x 6'6"

Compirsng a low level WC, hand bain with vanity cupboreds under panelled bath with wall mounted shower, part tiled walls, heated towel rail

First Floor Landing

With access to bedroom 1 and 2.

Bedroom 1

13'10" x 11'7"

Double bedroom with radiator, window to the rear aspect and door through to the:

WC

Low level WC and hand basin.

Bedroom 2

13'10" x 11'7"

Double bedroom with radiator and window to the front aspect.

Outside - Rear

Extensive rear garden mostly laid to lawn and accompanied by a variety of mature trees and shrubs. Raised decking area with ample space for outdoor furniture, useful out building and side pedestrian gate.

Outside - Front

Off-road parking with spaces for up to two vehicles. Stairs rising up to the pathway leading to the entrance door. Laid to lawn frontage area.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 119 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise

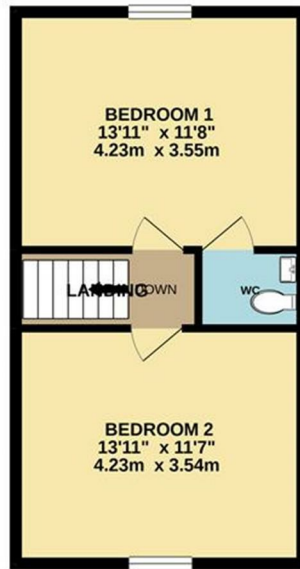
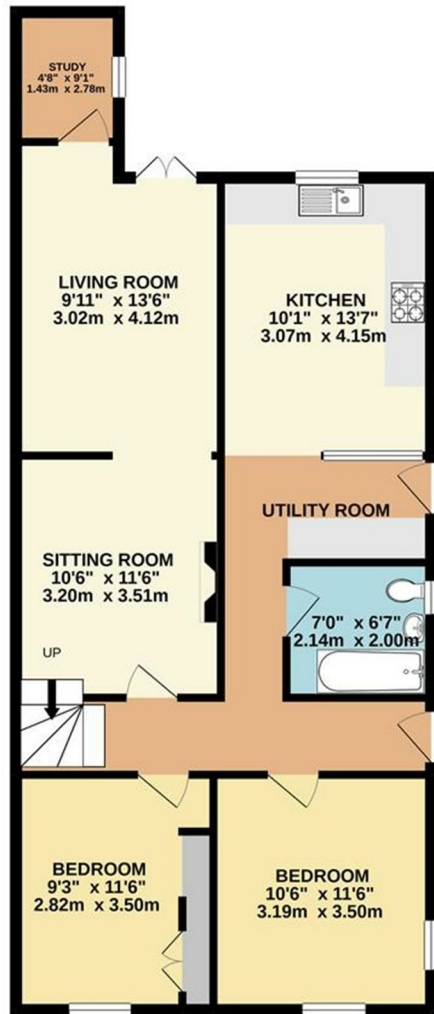
likely/limited on all networks

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



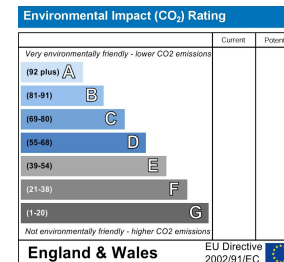
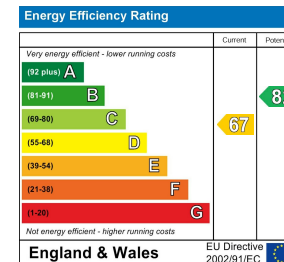
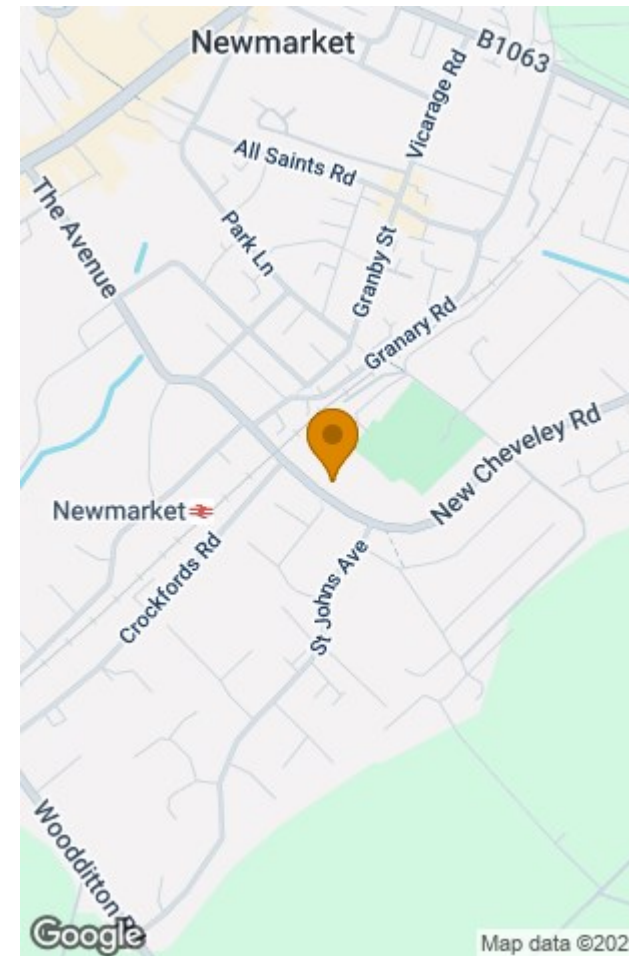
GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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