



## **High Street**

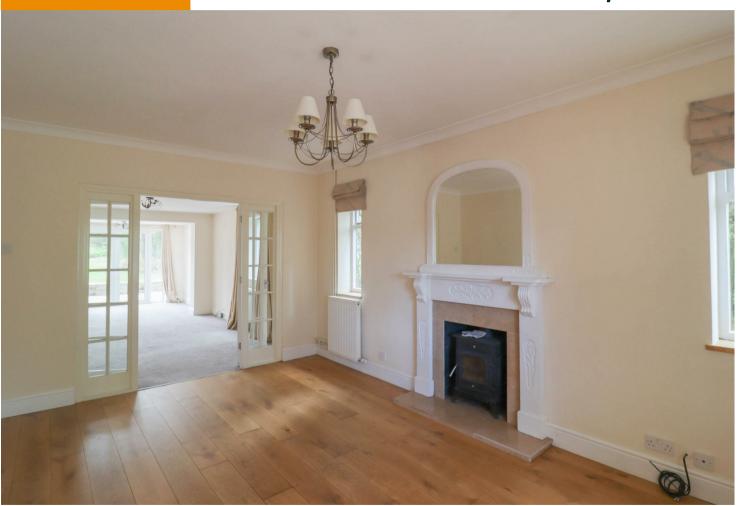
Cheveley, Newmarket, CB8 9DQ

- Minimum 6 Month Tenancy
- Detached House
- 5 Bedrooms
- Kitchen / Breakfast Room
- 2 Reception Rooms
- Utility Room
- · Large Gardens
- Driveway with Parking
- Garage

A well presented 5 bedroom detached property standing in the highly regarded village of Cheveley. The property provides spacious accommodation including a sitting room and further reception room, an impressive kitchen/breakfast room, a cloakroom and separate utility room. Further benefits include double glazing, driveway with parking, large gardens and a garage. EPC Rating D. Council tax band E



## £2,500 PCM



# CHEFFINS















### **LOCATION**

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service in the village and a nearby train station in Newmarket. Cheveley benefits from a primary school, post office, public house, a general store, and a quaint church.

## **CHEFFINS**

#### **Entrance Porch**

with tiled flooring, window to front and side.

#### **Entrance Hall**

with engineered oak flooring, understairs storage cupboard, stairs to first floor, recessed ceiling spotlights, radiator.

#### **Shower Room**

with WC, handbasin in vanity unit. enclosed shower cubicle with shower, part tiled walls, tiled floor, heated towel rail, window to front.

#### **Family Room**

with engineered Oak flooring, fireplace with hearth and surround (multi fuel burner is not in use), glazed double doors leading to sitting room, radiator, window to front and 2 windows to side.

#### **Sitting Room**

with French doors to rear garden, radiator, skyliaht.

#### Kitchen / Breakfast Room

with a range of base and eye level units with worktops, stainless steel with mixer tap, integrated fridge/freezer and dishwasher, freestanding Rangemaster oven and hob with extractor hood over, recessed ceiling spotlights, tiled flooring, windows to side and rear.

#### **Utility Room**

with range of base and eye level units, worktops, stainless steel sink with mixer tap, space for washing machine and tumble dryer, tiled flooring, window to rear

#### **Bedroom 5**

with storage cupboard, radiator, window to side.

#### **FIRST FLOOR**

#### Stairs and Landing

with storage cupboard, radiator, airing cupboard, door to roof terrace.

#### **Roof Terrace**

with balustrades, decked seating area with views over the garden.

#### **Master Bedroom**

with window to front and rear, radiator.

#### **Ensuite Shower Room**

with WC, handbasin, shower cubicle with shower, heated towel rail, part tiled walls, tiled flooring, window to front.

#### Bedroom 2

with radiator, window to front.

#### **Bedroom 3**

with radiator, window to rear.

#### **Bedroom 4**

with radiator, window to rear.

#### **Bathroom**

with WC, handbasin, bath with with shower over and shower screen, part tiled walls, tiled floor, heated towel rail, window to side.

#### **OUTSIDE**

The property is approached via a large driveway with parking for several vehicles.

FRONT GARDEN laid to lawn with mature shrubs and trees and conifer hedge. There is side gate access via a 5-bar gate leading to:

GARAGE with up and over door, rear personnel door, light and power.

REAR GARDEN accessed via a gravelled driveway, laid to lawn with patio area and established shrub borders, outside tap and outside light.

GARDEN ROOM/STUDIO

#### **Letting Agents Notes**

Deposit - £.2,884.00 Holding Deposit - £576.00 Square Footage - 1496.18

For more information on this property please refer to the Material Information brochure on our Website.







# CHEFFINS





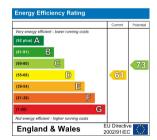




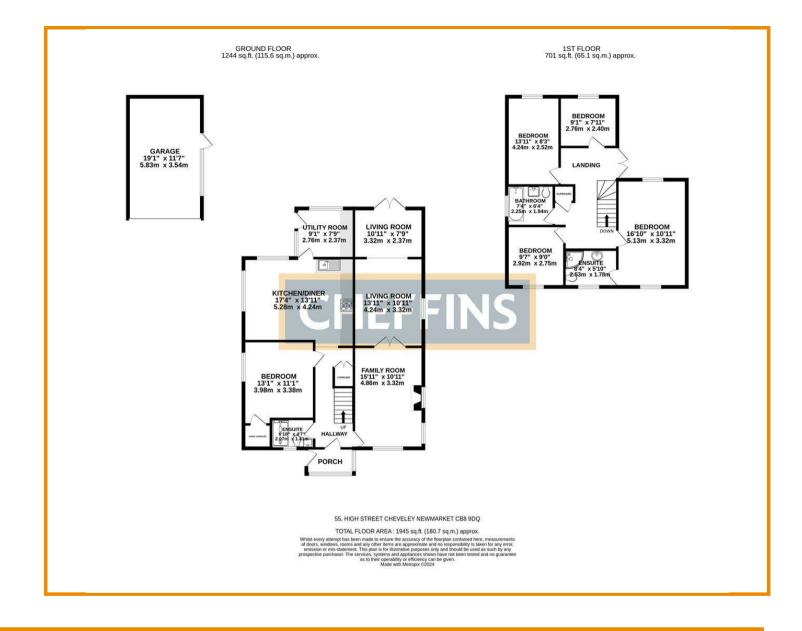
Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London cheffins.co.uk







£2,500 PCM Council Tax Band - E Local Authority - East Cambs Council



#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk





