



Ash Drive, Ashley, CB8 9FU

CHEFFINS

Ash Drive

Ashley,
CB8 9FU

- Modern Detached Home
- 3 Double Bedrooms - 1 Ensuite
- Open Plan Kitchen/Living Area
- Ground Floor Study
- Underfloor Heating on Ground Floor
- Landscaped South Facing Garden
- Garage & Driveway
- EPC Rating - A

An impressive and superbly presented modern detached home located within the heart of the village, offering over 1,800 sq ft of accommodation. The property boasts a stunning open plan kitchen and living room, a study and a utility room. The primary bedroom is set on the ground floor with an ensuite shower room and double built-in wardrobe plus two double bedrooms and a four piece bathroom located on the first floor. Outside, the home benefits from a garage, driveway parking and a beautifully landscaped South facing rear garden. Additional features include air source heating, PV panels and a MVHR system supplying fresh and filtered air into the home. Viewing Essential.

3 2 2

Guide Price £635,000





LOCATION

ASHLEY is a highly sought after village set amongst attractive countryside and lies approx 4 miles south east of Newmarket. The village has a public house, restaurant, general store and is ideally placed for Newmarket, the A14/A11 giving access to Cambridge, Bury St Edmunds and beyond. Easy access to Newmarket, Dullingham and Kennett train stations.

ENTRANCE HALL

with entrance door, stairs to the first floor, under floor heating, large storage cupboard.

OPEN PLAN LIVING AREA

A dual aspect room with a double glazed window to the front and 2 windows to the side aspects,

OPEN PLAN KITCHEN/BREAKFAST ROOM

Triple aspect vaulted room with a double glazed window to the side, further window to the rear and bi-folding doors opening onto the garden.

The kitchen comprises a range of modern wall and base mounted cupboards with rolled edge stone worktop surfaces, centre island breakfast bar with seating, a range of built-in appliances including a ceramic hob with extractor hood over, integrated double oven, fridge/freezer and a dishwasher, recessed ceiling spotlights.

STUDY

with a double glazed window to the rear aspect.

UTILITY ROOM

with built-in cupboards with rolled edge worktop surface over, stainless steel sink, space and plumbing for washing machine and space for tumble dryer, part glazed door leading onto the garden.

CLOAKROOM

with a low level WC, hand wash basin, double glazed window to the front aspect.

BEDROOM 1

with a large built-in double wardrobe, double glazed window to the rear aspect.

ENSUITE SHOWER ROOM

with a low level WC, hand wash basin, shower cubicle, double glazed window to the front aspect.

FIRST FLOOR**LANDING**

with a double glazed window to the front aspect.

BEDROOM 2

A dual aspect room with double glazed windows to the side and front aspects, radiator.

BEDROOM 3

A dual aspect room with double glazed windows to the side and rear aspects, radiator.

FAMILY BATHROOM

with a side panel bath, shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window to the rear aspect.

OUTSIDE

The property is situated on the corner of the exclusive development. To the front of the property is a lawned area with railings, a further area with trees and shrubs, a double width brick weaved driveway providing parking for 4 vehicles leading to side gated access and single garage.

The beautifully landscaped South facing rear garden is mainly laid to lawn with a patio seating area, a further seating area with timber pergola over, flower bed borders with flowers, trees and shrubs.

SINGLE GARAGE

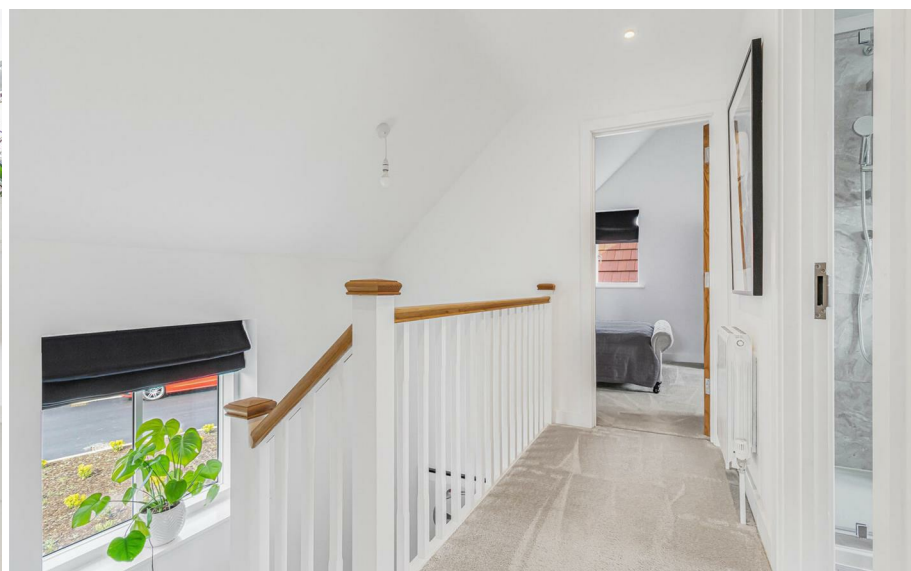
with an up and over door to the front, pedestrian door into the garden.

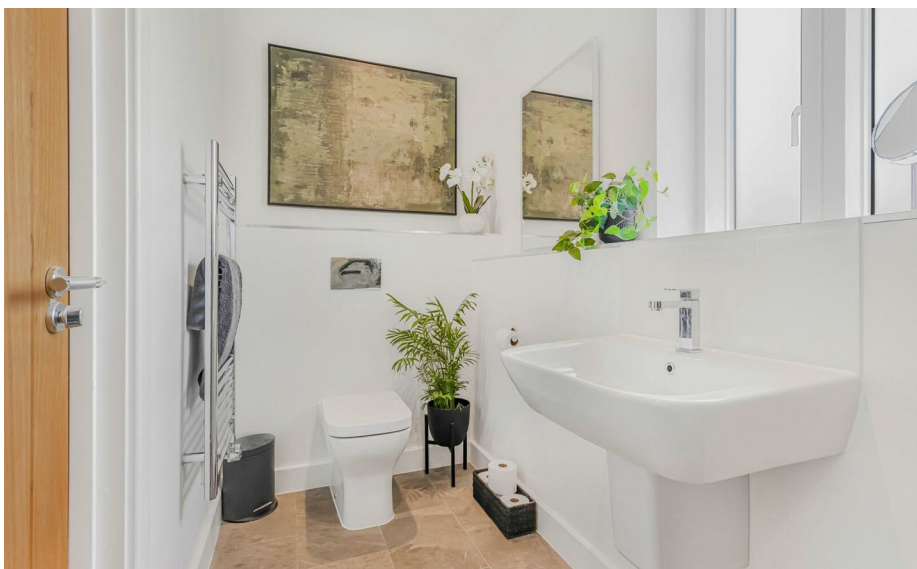
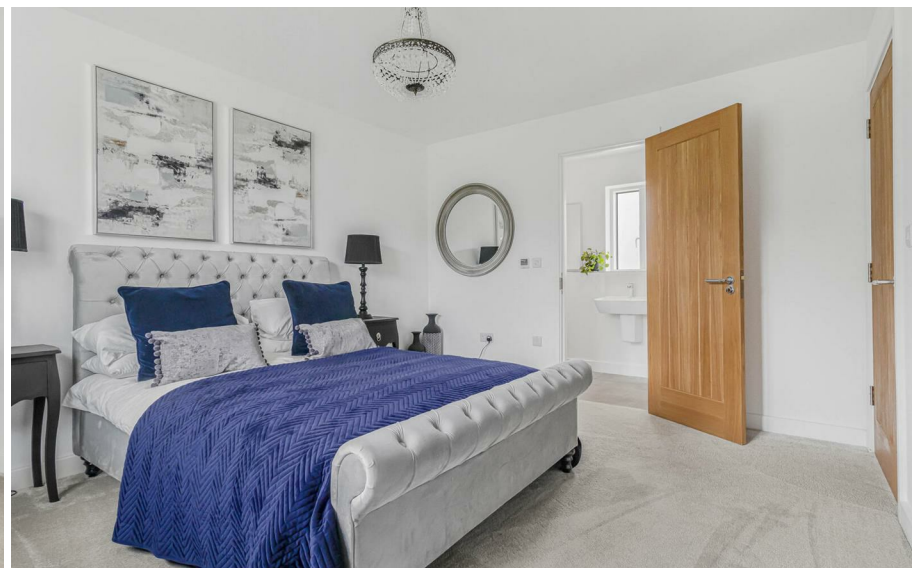
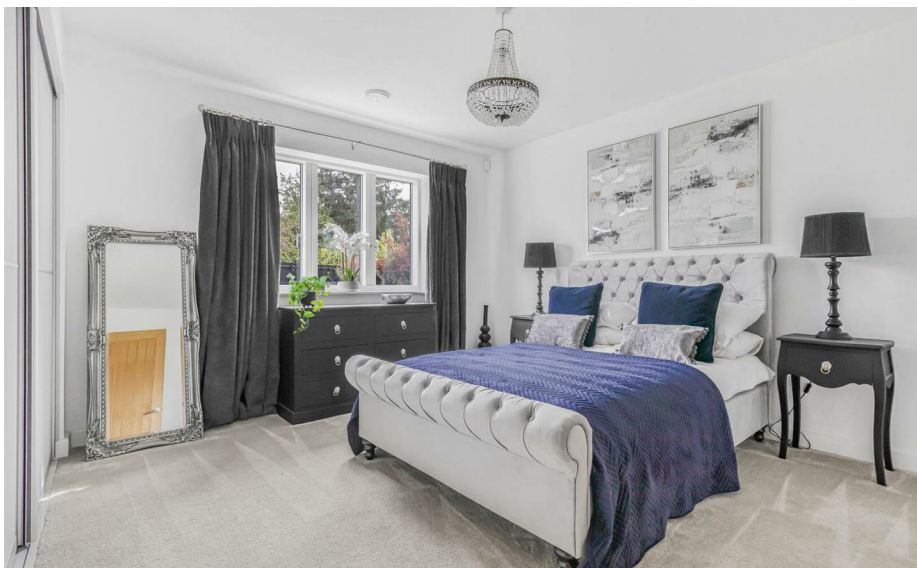
SALES AGENTS NOTES

The property has an annual service charge of approx. £625 payable for the maintenance of shared areas, each of the 10 properties are a director of the management company.

The property benefits from a MVHR system which continuously supplies fresh, filtered air while removing stale, moist air. It recovers heat from outgoing air to warm incoming air, improving energy efficiency, reducing condensation and maintaining healthy air.

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(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	

Guide Price £635,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – East Cambridgeshire



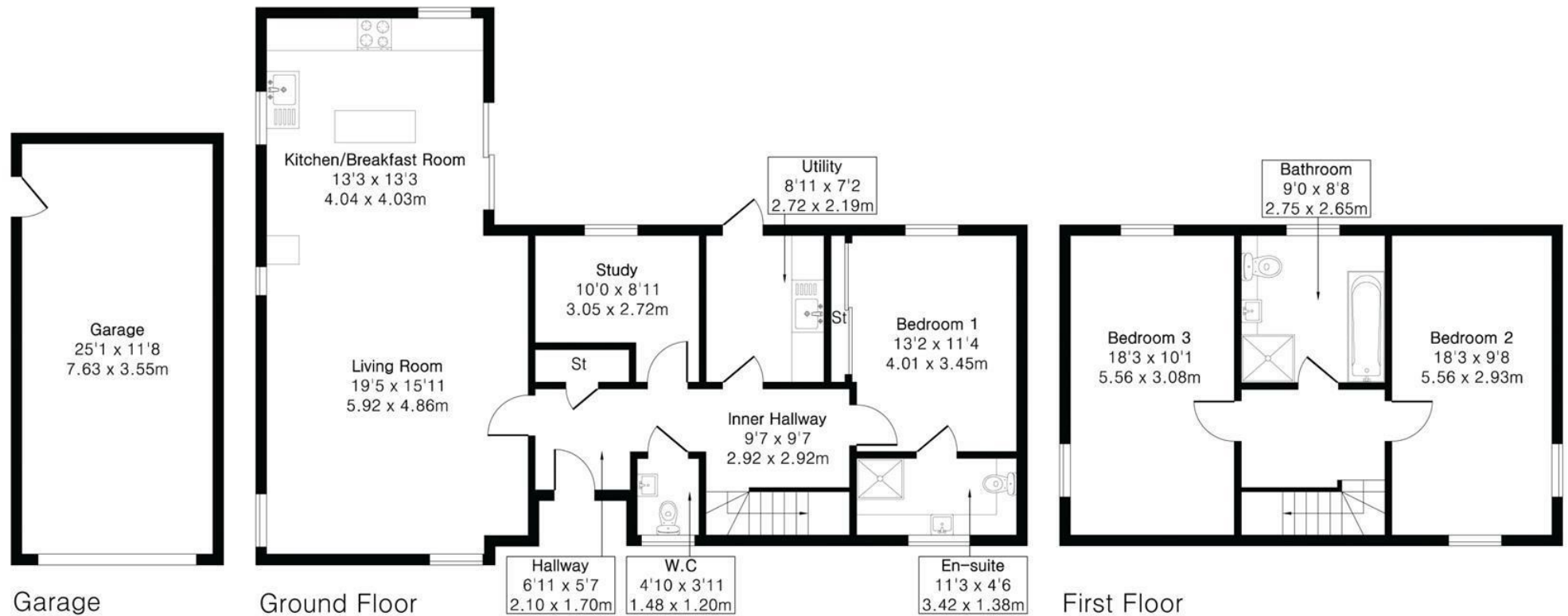


Approximate Gross Area 1829 sq ft - 170 sq m

Ground Floor Area 1007 sq ft – 94 sq m

First Floor Area 532 sq ft – 49 sq m

Garage Area 290 sq ft – 27 sq m





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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

