



High Street, Cheveley, CB8 9DQ

**CHEFFINS**



## High Street

Cheveley,  
CB8 9DQ

- Detached 3/4 Bedroom Bungalow
- 3 Reception Areas
- Kitchen & Open Plan Dining Room
- Conservatory
- 2 Bathrooms
- Good Sized Driveway & Garage
- Fantastic Rear Garden

An impressive 3/4 bedroom detached bungalow located close to the centre of this sought after village. The accommodation includes a beautiful kitchen open plan with the dining area, a separate living room and a fantastic conservatory, 2 bathrooms, 3 bedrooms and a study/bedroom 4. Outside benefits from a good sized driveway, garage and a fantastic split level enclosed rear garden.

 4  2  3



**Offers In Excess Of**





## 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.



## ENTRANCE PORCH

Light and airy space with a window to the side, entrance door with 2 full length glazed side screens, built-in storage cupboard.

## ENTRANCE HALL

with solid wood flooring, radiator, double door storage cupboard, double doors opening to the living room.

## LIVING ROOM

with an open fireplace with a marble hearth and wooden surround, radiator, double doors opening into the conservatory and 2 windows to the rear aspect.

## KITCHEN

A beautiful kitchen with a range of matching wall and base units with work surfaces over, built-in Bosch eye level double ovens, 4 ring electric hob with extractor hood over, built-in fridge, water softener, ceramic 1.5 bowl sink with mixer taps, space and plumbing for appliances, inset spotlights, tiled flooring, built-in window shutters to the front.

## DINING ROOM

Open plan with the kitchen with French doors opening onto the rear garden, tiled flooring, full length radiator, stable style door leading into the utility room.

## UTILITY ROOM

with a step down from the dining room with tiled flooring, door to the front

and door to the rear aspect, space and plumbing for appliances, radiator, skylight, integral door to the garage.

## CONSERVATORY

A fantastic light room, uPVC constructed with a brick plinth, wood burning stove with a slate hearth and French doors opening onto the side garden.

## BATHROOM

with a suite comprising a side panel bath with shower over, vanity wash hand basin, low level WC, vinyl flooring, fully tiled walls, inset spotlights, heated towel rail, 3 windows to the front aspect.

## BEDROOM 1

A good sized room with built-in bedroom furniture, radiator, 2 windows to the side aspect.

## BEDROOM 2

with built-in bedroom furniture, radiator, window to the front aspect.

## BEDROOM 3

with a radiator, window to the side aspect.

## INNER HALLWAY

with a radiator.

## FAMILY BATHROOM

with a 4 piece suite comprising a side panel bath, separate glass shower cubicle with tiled walls, vanity wash hand basin, low level WC, tiled splashbacks, vinyl flooring, radiator, inset spotlights, built-in furniture, window to the side aspect.

## STUDY/BEDROOM 4

with built in cupboard storage, shelving and desk, door opening onto the rear garden and a window to the rear aspect.

## OUTSIDE

To the rear of the property is a fantastic space with a large patio area, a timber built shed and side gated access. Split level garden area raised by a brick feature wall with 3 steps up to an expansive laid to lawn garden with flower bed and mature shrub borders and a cherry blossom tree. The garden is enclosed by timber fencing and hedgerow borders and houses the uPVC oil tank and outside oil boiler.

To the front of the property is a good sized laid to shingle driveway enclosed by timber fencing to the side and picket fencing to the front with a sculpted laid to lawn area with flower bed borders.

## GARAGE

with an electric door to the front, power and light connected, internal door.

## SALES AGENTS NOTES

The property benefits from 16 solar panels, which are owned outright and were installed in 2022.


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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers In Excess Of £599,995  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - East  
Cambridgeshire

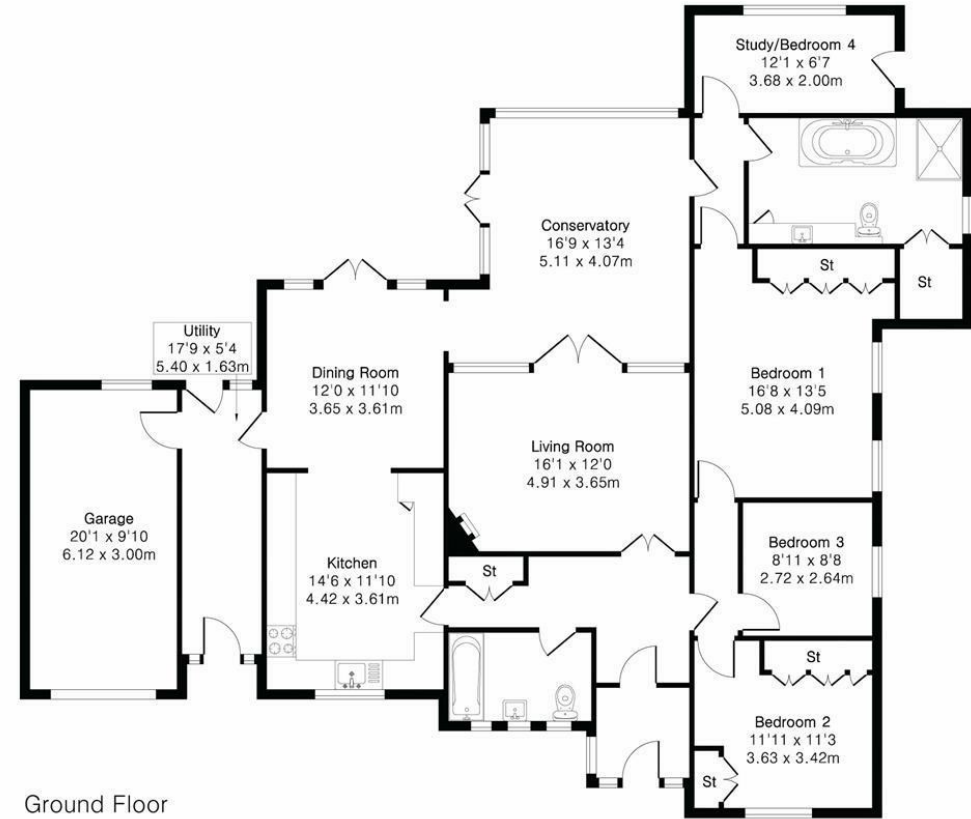








**Approximate Gross Internal Area 1808 sq ft - 168 sq m**  
 Garage Area 198 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

