



Ashley Road, Newmarket, CB8 8DB

**CHEFFINS**



# Ashley Road

Newmarket,  
CB8 8DB

- Detached Chalet Style Property
- Sought After Location
- 3 Bedrooms
- 3 Bathrooms
- South Facing Rear Garden
- Garage & Driveway
- Views over Paddocks to front
- NO CHAIN

A 3 bedroom chalet style property standing in a delightful non-estate location enjoying stunning views over paddocks to the front. The property offers excellent potential for improvements and benefits from over 1,900 sq ft of accommodation including 2 reception rooms, a good sized fitted kitchen/dining room, a ground floor shower room and utility area. The first floor features a primary bedroom which includes a dressing room and ensuite shower room, plus 2 further bedrooms and a family bathroom. Externally there is a private South facing rear garden, a garage and driveway. NO CHAIN - Viewing Essential.

3 3 2

**Guide Price £450,000**







## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

## ENTRANCE PORCH

with glazed entrance door, window to the side aspect, internal door and window through to;

## ENTRANCE HALL

## STUDY/BEDROOM

with a feature stone open fireplace, built-in storage units, bay window to the front aspect.

## KITCHEN/DINING ROOM

with a range of built-in wall and base units with worktop surfaces over, stainless steel sink, gas hob with extractor hood over, eye level built-in double oven, space and plumbing for dishwasher.

Dining area with a brick feature open fireplace, bay window to the side aspect, 2 windows looking into the living room.

## LIVING/FAMILY ROOM

A large dual aspect room with windows to the side and rear aspects and a set of French doors to the side, stairs leading to the first floor, under stairs storage cupboard, brick feature fireplace with working open fire.

## UTILITY ROOM

housing the gas fired boiler and with a window to the side aspect.

## SHOWER ROOM

with hand wash basin, low level WC, double width shower cubicle, tiled walls and flooring, window to the side aspect.

## FIRST FLOOR

## LANDING

with velux window.

## BEDROOM 1

with a window to the front aspect overlooking paddocks, eaves storage cupboard.

## DRESSING ROOM

with eaves storage.

## ENSUITE SHOWER ROOM

with a low level WC, vanity storage hand wash basin, shower cubicle, velux window.

## BEDROOM 2

with 2 windows to the rear aspect.

## BEDROOM 3

with a velux window, storage cupboard.

## BATHROOM

with a low level WC, hand wash basin, panelled bath, velux window.

## OUTSIDE

To the rear of the property is a gravelled seating area with steps leading up to a private rear garden mainly laid to lawn with mature trees and shrubs.

To the front of the property is a large gravelled driveway with shrubs and hedgerows providing parking for up to 6 cars.

## SUMMERHOUSE

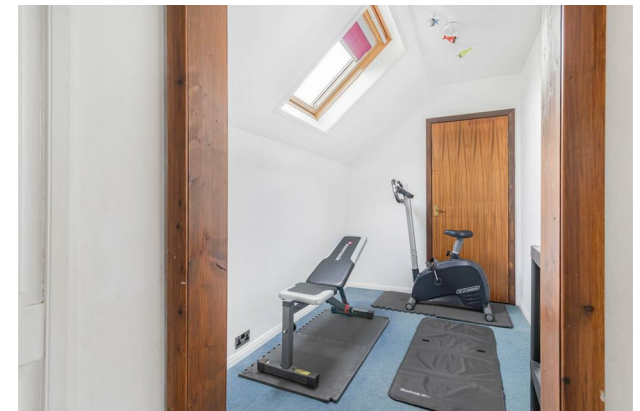
with a pitched roof, sliding patio doors, power and light.

## GARAGE

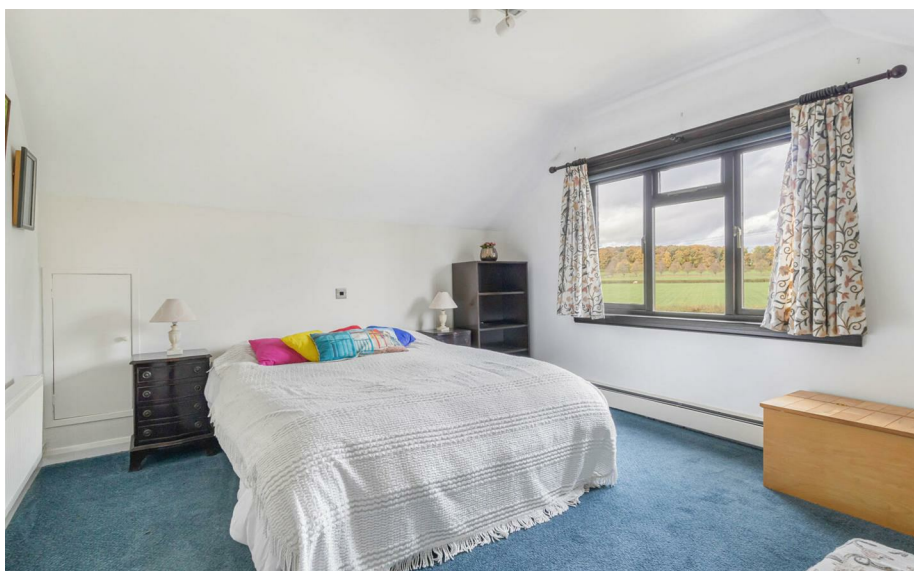
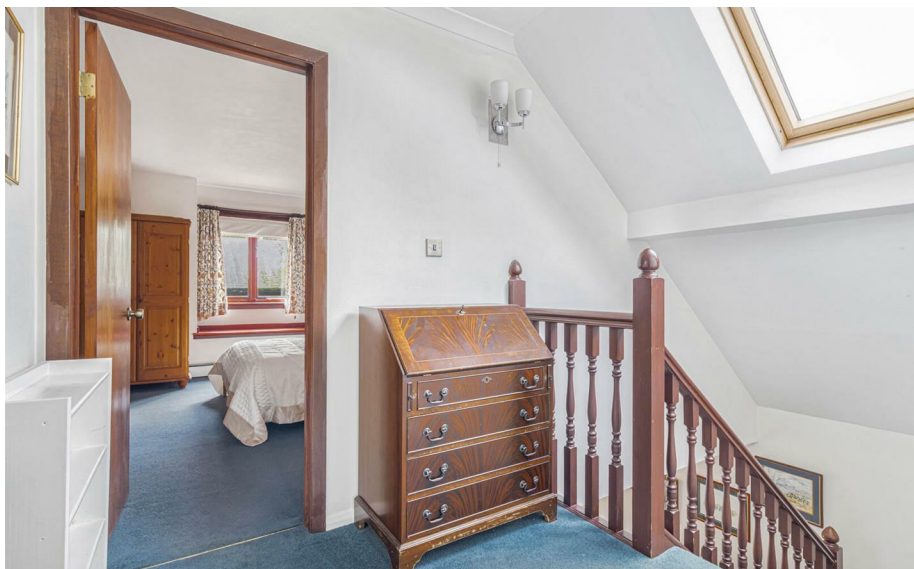
with an up and over door.

## SALES AGENTS NOTES

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>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 63                         | 69                                                                                |
| (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<br>2002/91/EC |  |



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Tenure - Freehold  
Council Tax Band - E  
Local Authority - East Cambridgeshire







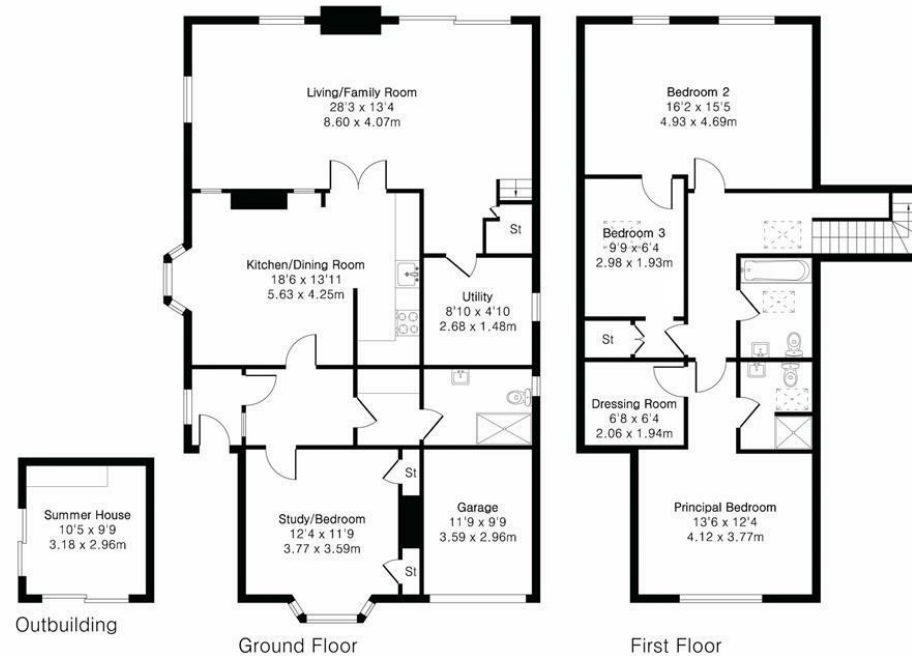
**Approximate Gross Internal Area 1974 sq ft - 184 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1128 sq ft – 105 sq m

First Floor Area 846 sq ft – 79 sq m

Garage Area 104 sq ft – 10 sq m

Outbuilding Area 101 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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>.

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.



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