



Alycidon Mews, Newmarket, CB8 0FJ

CHEFFINS

Alycidon Mews

Newmarket,
CB8 0FJ

6 4 2

Offers In Excess Of £800,000

- Detached Family Home
- Gated Mews Development
- 6 Bedrooms & 4 Bathrooms
- 2 Large Reception Rooms
- Double Carport with Office/Studio above
- Private Rear Garden
- NO CHAIN

A substantial 6 bedroom detached family home, situated within an exclusive gated mews development in a sought after location, just moments from the Rowley Mile Racecourse. Offering in excess of 2,200 sq ft of accommodation arranged over three floors and features a beautiful kitchen/breakfast room overlooking the garden, 2 large reception rooms, 6 bedrooms and 4 bathrooms. Externally the property benefits from a double carport with an office/studio above and a private split level enclosed rear garden. NO CHAIN - Viewing Essential.





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 HALL

with entrance door, stairs to the first floor, tiled flooring, radiator.

LIVING ROOM

A dual aspect room with double glazed windows to the front and rear aspects, a feature fireplace with multi-fuel wood burner and a radiator.

DINING ROOM

with a multi-fuel wood burner, radiator, double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM

with a range of wall and base mounted units with granite work surfaces, space for Rangemaster cooker with extractor hood over, centre island with stainless steel sink, built-in dishwasher, space for American style fridge/freezer, recessed ceiling spotlights, tiled flooring, radiator, bespoke window seating with storage, double glazed window to the rear aspect, double doors opening onto the rear garden.

UTILITY ROOM

with a range of wall and base mounted units, space and plumbing for a washing machine and tumble dryer, stainless steel sink, gas fired boiler, radiator, double glazed window to the rear aspect and a half glazed door to the side.

CLOAKROOM

with a low level WC, hand wash basin, heated towel rail, tiled flooring, double glazed window to the side aspect.

FIRST FLOOR**GALLERIED LANDING**

with a radiator, velux style window, airing cupboard, double glazed window to the front aspect.

BEDROOM 1

with a radiator, double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a hand wash basin, low level WC, double shower cubicle.

BEDROOM 2

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

ENSUITE SHOWER ROOM

with a hand wash basin, low level WC, heated towel rail, shower cubicle.

BEDROOM 4

with a radiator, double glazed window to the front aspect.

BEDROOM 6/STUDY

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

FAMILY BATHROOM

with a roll top bath, vanity hand wash basin, heated towel rail, double glazed window to the rear aspect.

SECOND FLOOR**LANDING**

with a velux window.

BEDROOM 3

with a radiator, double glazed window to the rear aspect.

BEDROOM 5

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

SHOWER ROOM

with a hand wash basin, low level WC, shower cubicle.

OUTSIDE

The split level rear garden features a wrap around paved patio which adjoins the property, including a pergola covered seating area and gated access leading to the front. Paved steps lead up to the remainder of the garden, which is mainly laid to lawn with a variety of mature flowers and shrubs.

Situated within an exclusive gated development of only 6 homes, the property enjoys a private and secluded setting, with an area to the front laid to lawn, a paved pathway and hedgerow borders.

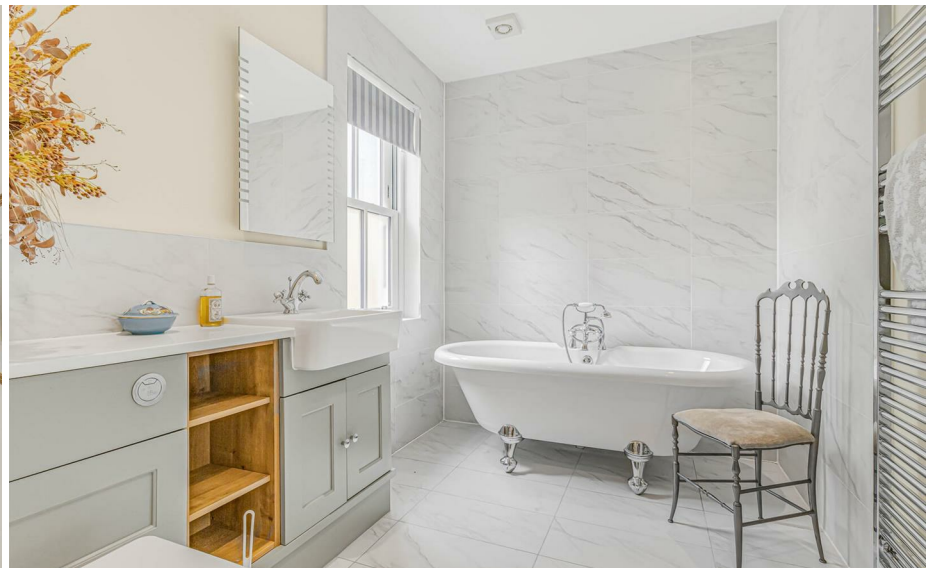
CARPORT/OFFICE

A double bay carport is located opposite the property providing parking for 2 cars. Stairs lead up to a room above with a double glazed window to the front aspect - A great space for a verity of uses such as an office/studio/gym.

SALES AGENTS NOTES

We are advised that a variable service charge is payable towards the maintenance and upkeep of the mews development.


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





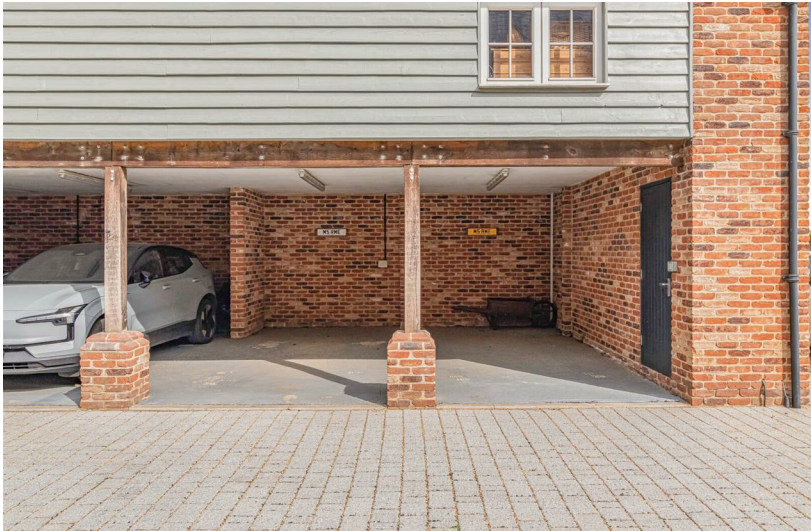




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC 		



Offers In Excess Of £800,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk



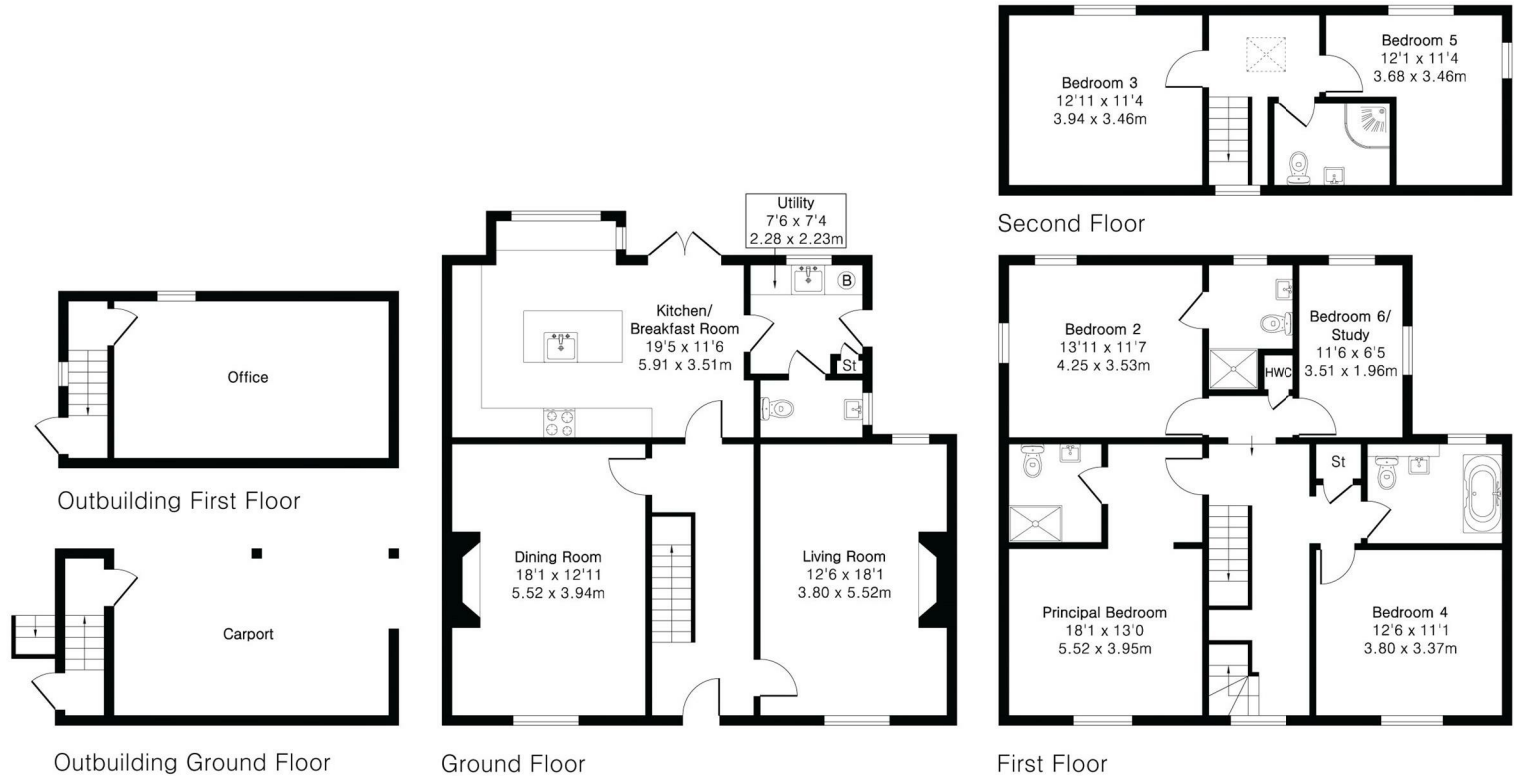


**Approximate Gross Internal Area 2237 sq ft - 208 sq m
(Excluding Garage)**

Ground Floor Area 949 sq ft – 88 sq m

First Floor Area 913 sq ft – 85 sq m

Second Floor Area 375 sq ft – 35 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.



[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.

