

High Street, Newmarket, CB8 9DQ





# **High Street**

Cheveley, Newmarket, CB8 9DQ

- Minimum 12 Month Tenancy
- Detached House
- 5 Bedrooms
- Kitchen / Breakfast Room
- 2 Reception Rooms
- Utility Room
- Large Gardens
- Driveway with Parking
- $\cdot$  Garage
- Available Now

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



# £2,700 PCM















# LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.





# 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, skylight.

### 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 - £3115.00 Holding Deposit - £623.00 Square Footage - 1496.18 Parking - Garage and Off Road Parking Number & Types of Room - Please refer to the floorplan

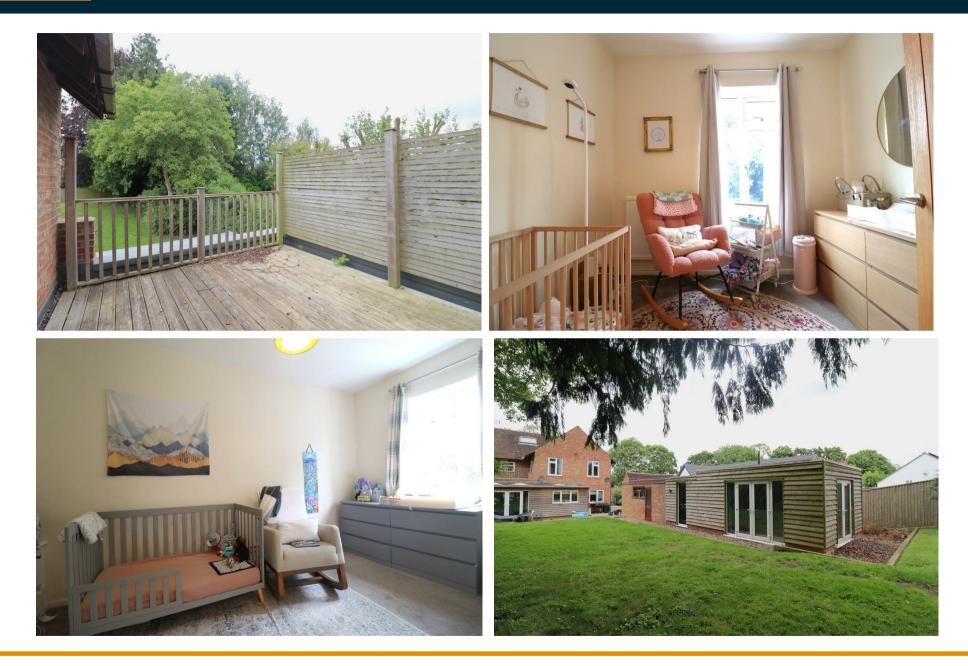
For more information on this property please refer to the Material Information brochure on our Website.





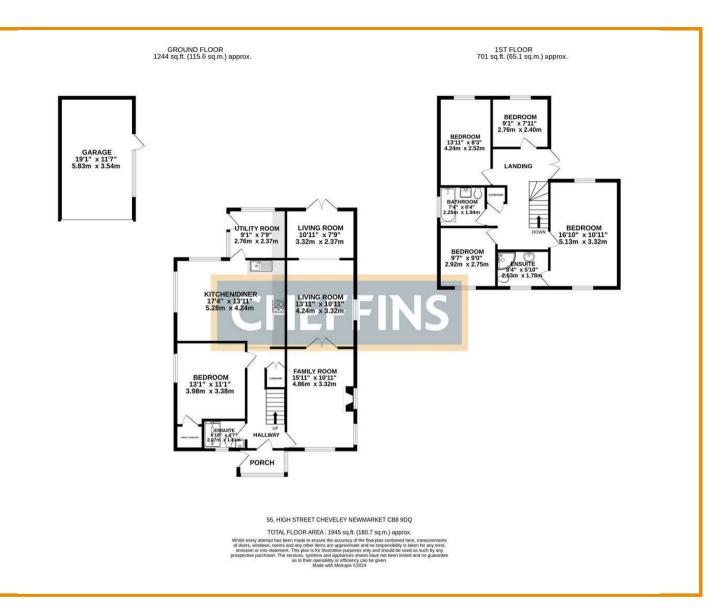








£2,700 PCM Council Tax Band – E Local Authority – East Cambs Council







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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.