



Newmarket Road, Cheveley CB8 9EQ

Guide Price £575,000



Morris Armitage

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An individually built detached bungalow standing on a generous size plot of around a third of an acre (subject to survey) and offering huge scope to extend or possibly redevelop.

Cheveley is a picturesque and highly regarded village only a few miles from Newmarket and offers a range of amenities including village shop, recreation ground, restaurant and church.

This substantial bungalow offers accommodation to include entrance hall, kitchen, living room, conservatory, five bedrooms and family bathroom.

Externally the property offers extensive driveway providing ample space for parking, useful store room and mature gardens with further land to the rear.

Rarely available – viewing recommended.

Entrance Hall

Entrance hall with doors leading to kitchen/living room, bedrooms 2, 3 & 4, bathroom and sauna room. Wall mounted air condition unit. Built-in store cupboards.

Kitchen 14'2" x 9'10" (4.34m x 3.00m)

Modern kitchen with a range of eye and base level cupboards with work top over. Integrated eye-level electric oven. Inset electric hob with extractor over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher (currently 2 washing machines), space for fridge/freezer. Tiled splashback throughout working areas. Attractive linoleum flooring. Window overlooking rear front aspect. Doors to entrance hall and front driveway.

Living Room 19'10" x 12'8" (6.05m x 3.88m)

Spacious, light living room with wood effect flooring. Attractive brick fireplace with wooden lintel and wood burner stove. Wall mounted air condition unit. Windows overlooking conservatory along with French doors leading into conservatory.

Conservatory 20'6" x 6'10" (6.26m x 2.09m)

Bright conservatory with French doors leading to rear garden. Wood effect parquet style flooring. Doors leading to living room.

Store 1 15'10" x 8'11" (4.84m x 2.74m)

Brick store with doors leading to driveway and store 2.

Store 2 8'11" x 5'1" (2.74m x 1.55m)

Brick store with doors leading to store 1 and conservatory. Window overlooking rear garden.

Bedroom 1 11'9" x 11'3" (3.60m x 3.44m)

Generous double bedroom with wood effect flooring. Window overlooking rear garden.

En Suite

En suite walk-in shower.

Bedroom 2 11'8" x 9'10" (3.57m x 3.02m)

Spacious room with en suite W.C comprising low level W.C., corner hand basin with mixer tap over and built-in vanity unit under. Tiled splashback. Obscured window to side aspect. Doors leading to bedroom 1 and entrance hall.

Bedroom 3 11'6" x 10'8" (3.52m x 3.26m)

Bright room with large window overlooking front aspect. Wood effect flooring. Radiator.

Bedroom 4 10'9" x 10'8" (3.29m x 3.26m)

Good size room with window overlooking front aspect. Radiator.

Bedroom 5 12'8" x 10'10" (3.88m x 3.32m)

Good size room with window overlooking rear garden. Radiator.

Bathroom/W.C.

White suite comprising of step in bath with wall mounted shower over, hand basin with mixer tap over and vanity unit under, bidet, opening to low level W.C. Ladder style radiator. Fully tiled walls. Tiled flooring. Obscured window to side aspect.

Outside - Store 11'5" x 9'4" (3.48m x 2.86)

Brick built outbuilding with door to rear garden and window.

Outside - Front

Extensive gravel driveway, proving ample off road parking. Open car port. Front boundary lined with mature hedging.

Outside - Rear

Enclosed rear garden mainly laid to lawn. Hardstanding patio area for oil tank. Mature tree. Beyond the garden fence is a further wild garden with substantial workshop and outbuildings with power and water and open outlook over stud land.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 117 SQM

Parking – Driveway

Electric Supply - Mains/Solar panels

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

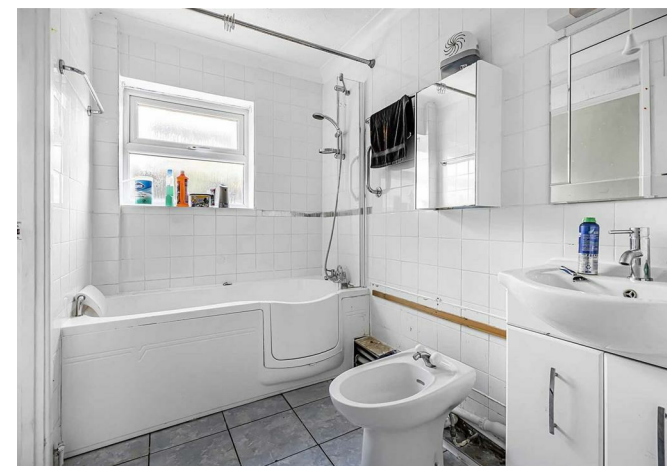
Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps

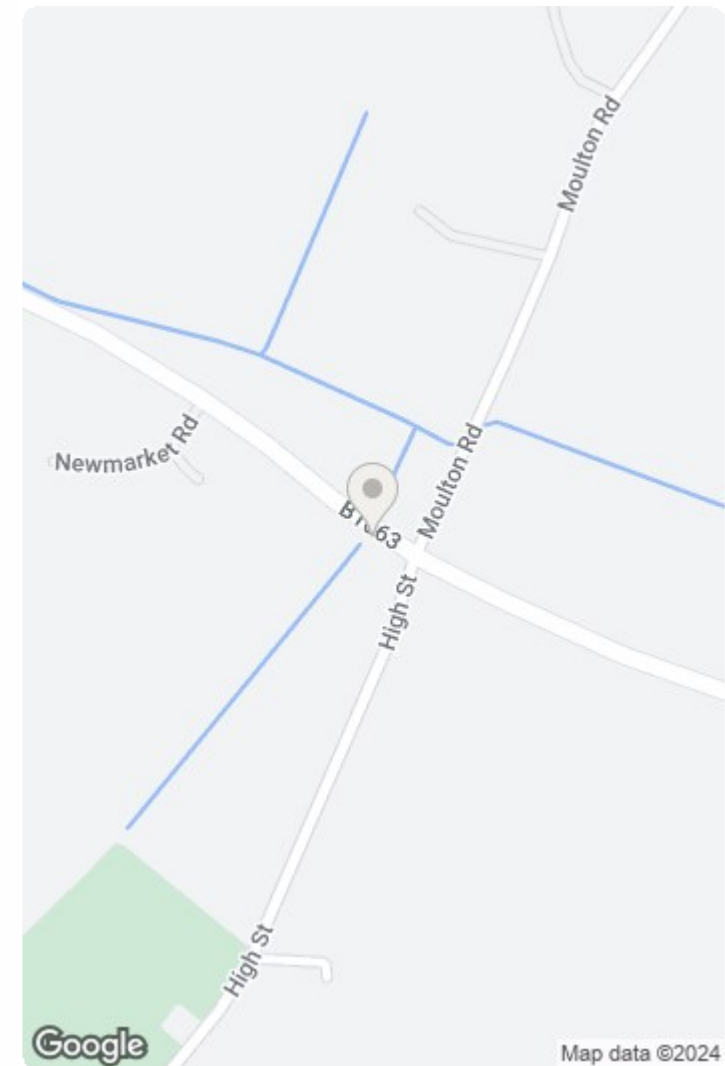
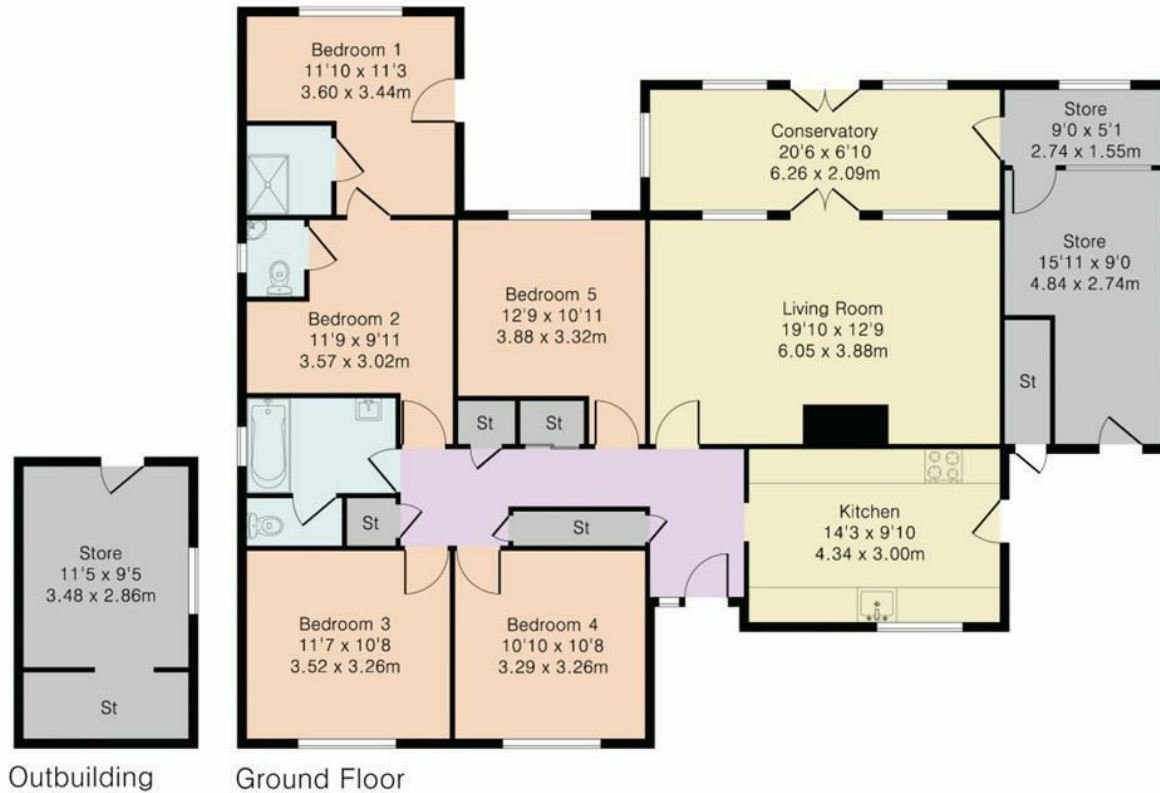
download, 20Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of



Approximate Gross Internal Area 1731 sq ft – 160 sq m
 Ground Floor Area 1586 sq ft – 147 sq m
 Outbuilding Area 145 sq ft – 13 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	55		
<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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