



**MA**  
Morris Armitage  
01638 560221  
www.morrisarmitage.co.uk  
**for sale**

**High Street**  
**Cheveley, CB8 9DQ**  
**Offers In Excess Of £475,000**

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## High Street, Cheveley, CB8 9DQ

A superb four bedroom family home set within this sought after village which has been cleverly extended and improved in more recent years. This property has undergone a full programme of improvements including a loft conversion.

Surprisingly spacious and offering some sizeable rooms throughout, this impressive property offers accommodation to include an entrance hall, 23ft living room, kitchen/dining room, utility room, cloakroom, four good size bedrooms and impressive family bathroom. Benefiting from oil fired and wood burner heating and double glazing.

Externally the property offers extensive driveway and a delightful fully enclosed rear garden.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

### Entrance Hall

With staircase rising to the first floor and door through to the:

### Kitchen/Dining Room 18'5" x 11'0" (5.62m x 3.37m)

Fitted with a range of matching eye and base level storage units with solid wood worktops, ceramic sink and drainer with mixer tap. Integrated appliances to include eye level oven and microwave, fridge and freezer. Ceramic hob with extractor hood above. Integrated dishwasher. Space for freestanding fridge/freezer. Tiled flooring, access through to the utility room. Underfloor heating. Window to the side aspect and bi-folding doors out to the rear garden.

### Utility Room 9'4" x 6'3" (2.86m x 1.92m)

Space and plumbing for a washing machine. Window and external door to the rear aspect.

### Living Room 22'9" x 17'0" (6.94m x 5.19m)

Generous sized living room with featured log burner. Open fire with tiled hearth and attractive oak surround. TV connection point, built in shelving and cupboards, a further storage cupboard, radiator and window to the front aspect.

### Cloakroom

Low level WC and butler sink with vanity cupboard under.

### Landing

With radiator, window to the side aspect and staircase rising to the second floor.

### Bedroom 1 13'7" x 10'9" (4.16m x 3.29m)

Double bedroom with featured fireplace, built-in wardrobe, radiator and window to the front aspect.

### Bedroom 2 9'5" x 7'0" (2.89m x 2.15m)

With built-in wardrobe, radiator and window to the rear aspect.

### Bedroom 3 11'1" x 7'7" (3.39m x 2.33m)

With radiator and window to the rear aspect.

### Bathroom 11'6" x 9'10" (3.53m x 3.01m)

Modern fitted bathroom suite comprising of a low level WC, wash basin with vanity under, free standing bath with shower attachment, walk-in shower with glass screen, storage cupboard, heated chrome towel rail, tiled flooring and Velux window.

### Landing

Stairs to 2nd floor

### Bedroom 4 15'5" x 11'9" (4.70m x 3.60m)

Double bedroom with eaves storage, radiator and three Velux windows.

### Outside - Front

Laid to gravel driveway creating off road parking for up to two vehicles, side pedestrian gate and steps leading up to the front entrance.

### Outside - Rear

Well presented enclosed rear garden with an extensive paved patio with steps leading up to the lawn area with a variety of mature shrubs, raised flower beds, wooden playhouse, timber garden shed and delightful views over looking the open fields. Approx. 110 ft.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 128 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

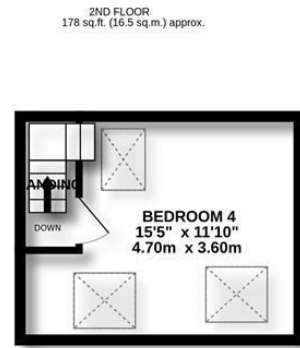
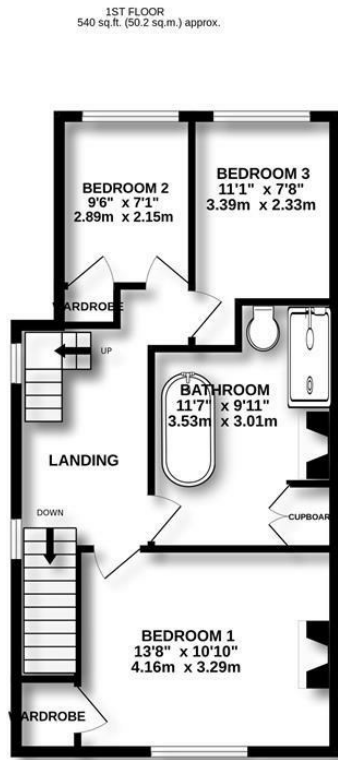
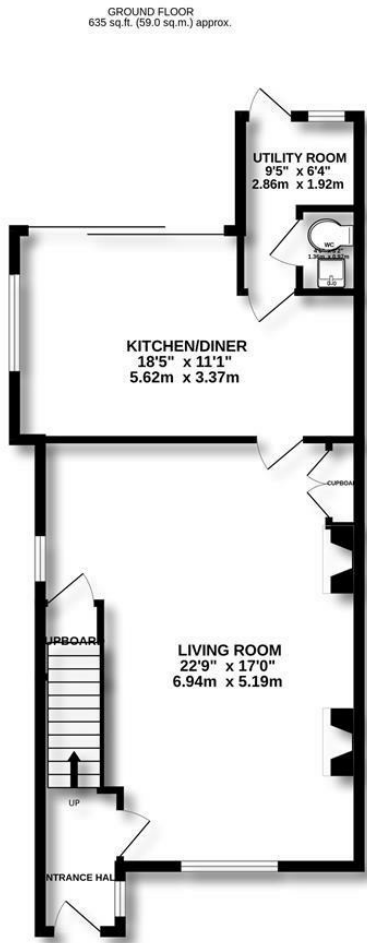
Heating sources - Oil/Wood burner

Broadband Connected - Yes

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

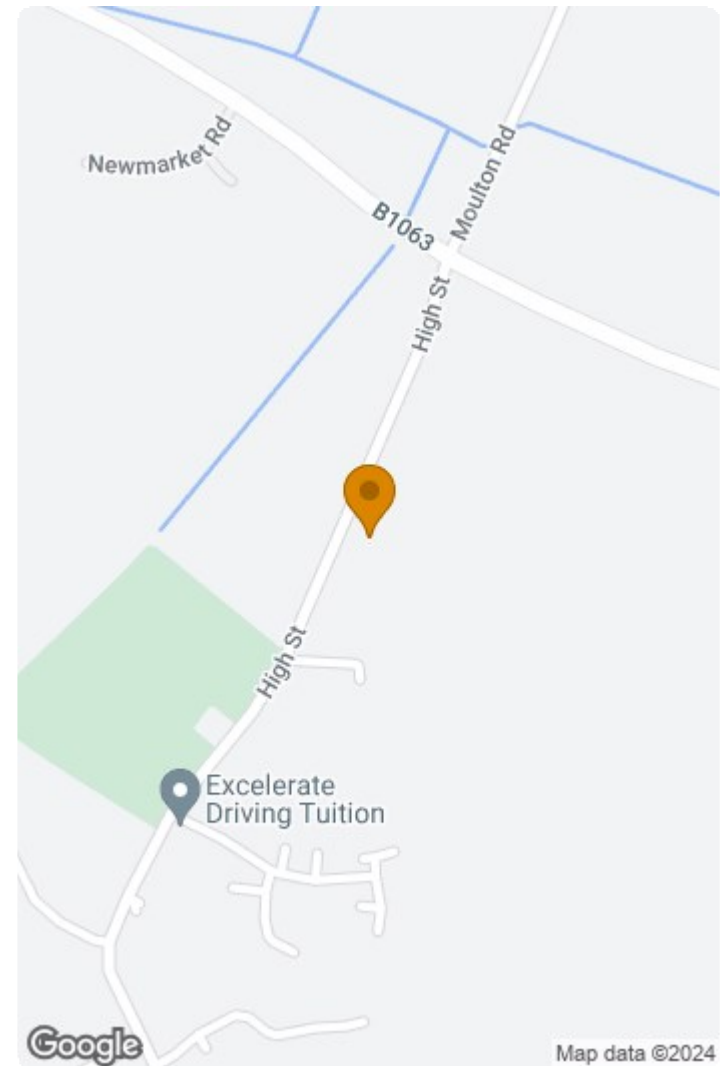
Mobile Signal/Coverage – Good

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



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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