



High Street, Cheveley, Newmarket, CB8 9DQ

**CHEFFINS**

## High Street

Cheveley, Newmarket,  
CB8 9DQ

- Minimum 12 Month Tenancy
- Available Now.
- Unfurnished
- EPC: D
- Council Tax Band: F
- Oil Fired Central Heating
- Double Garage & Parking
- Front & Rear Gardens

A 6 bedroom detached family home located in this popular and well served village. The spacious and versatile accommodation comprises reception hall, 3 reception rooms, kitchen/breakfast room, utility room, study, galleried landing, 6 bedrooms and 4 bathrooms (2 en suite). Further benefits include front and rear gardens, detached double garage and ample off street parking. Unfurnished. Available Now. EPC: D and Council Tax Band: F

6 4 3

**£2,000 PCM**





## LOCATION

Located in the heart of this popular village surrounded by stud farms. Cheveley has a shop/Post Office, primary school, Church and popular public house/restaurant. The town of Newmarket (3 miles) is world famous as the headquarters of British horseracing. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club. Further amenities can be found in Cambridge (17 miles) and Bury St Edmunds (13 miles). There is excellent access to the A14 and A11 (M11) and a branch line railway connection from Newmarket to Cambridge and Ipswich.

## RECEPTION HALL

with stair rising to first floor and 2 storage cupboards. Doors to sitting room, study, kitchen/breakfast room, cloakroom and double doors to:

## DINING ROOM

dual aspect with windows to front and side aspects.

## SITTING ROOM

with feature fireplace and dual aspect with window to front aspect and patio doors to rear aspect.

## STUDY

with fitted shelving and window to side aspect.

## CLOAKROOM

with WC and wash basin.

## KITCHEN/BREAKFAST ROOM

fitted with base and wall units, work tops, sink with window to side aspect above, appliances including double oven, electric hob with extractor above, fridge freezer and dishwasher, patio doors to side aspect door to utility room and door to:

## FAMILY ROOM

with vaulted ceiling and triple aspect with windows to side and rear aspect and patio doors to side aspect.

## UTILITY ROOM

fitted with base units, work tops, sink with window to side aspect above, wall mounted oil boiler and appliances including washing machine and tumble dryer.

## STAIRS/FIRST FLOOR LANDING

with stairs rising to second floor, linen cupboard and airing cupboard. Doors to bedrooms 2, 3 & 6, family bathroom and:

## MASTER BEDROOM

with 2 built in wardrobes, window to rear aspect and open to:

## EN SUITE BATHROOM

with roll top bath, separate shower enclosure, WC, wash basin with mirror above and, heated towel rail and window to side aspect.

## BEDROOM 2

(narrowing to 7'2" (2.18m)) with built in wardrobes, window to front aspect and door to:

## EN SUITE SHOWER ROOM

with shower enclosure, WC, wash basin and window to rear aspect.

## BEDROOM 3

with window to front aspect.

## BEDROOM 6

with built in wardrobe and window to rear aspect.

## FAMILY BATHROOM

with shower over bath, WC, wash basin with vanity unit below and mirror above, mirrored cabinet and window to front aspect.

## STAIRS/SECOND FLOOR LANDING

with Velux skylight and doors to shower room, bedroom 5 and:

## BEDROOM 4

with 2 Velux skylights and reading nook into the eaves with further Velux skylight.

## BEDROOM 5

with window to rear aspect and 2 Velux skylights.

## SHOWER ROOM

with shower enclosure, WC, wash basin and Velux skylight.

## OUTSIDE

### FRONT

open front garden with bricked driveway, lawn and shrub borders. Side gate with access to:

### REAR

with rear driveway with access to detached double garage, generous patio terrace and enclosed rear garden predominantly laid to lawn.

## LETTING AGENT NOTES

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

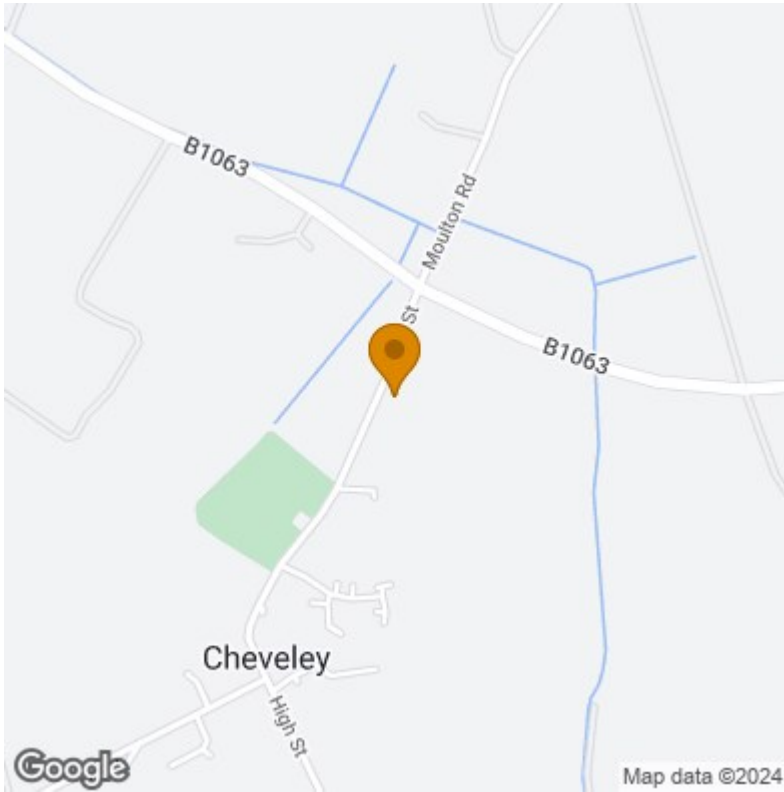
Term - Minimum 12 month tenancy

Holding Deposit - £461

Deposit - £2307







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 74        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.