



**17 Holland Park
Cheveley, Suffolk**

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17 Holland Park, Cheveley, Newmarket, Suffolk, CB8 9DL

The picturesque village of Cheveley is situated in the county of Cambridgeshire and lies approximately 3.5 miles from the historic racing town of Newmarket. The village is well served by a village store, post office, primary school, public house, recreation ground and church. The nearby town of Newmarket offers a more comprehensive range of facilities with many shops, restaurants, hotels and public houses.

This deceptively spacious detached bungalow is situated in quiet tucked away position in the ever-popular village of Cheveley. With scope for updating throughout, the generous accommodation includes an open plan sitting/dining room, kitchen, three bedrooms and bathroom whilst externally offering a generous rear garden as well as a separate garage with parking to the front of it. Viewing is advised.

A spacious, detached and well-located bungalow in the ever-popular village of Cheveley.

Ground Floor

ENTRANCE HALL With entrance door leading into a spacious hallway featuring airing cupboard, storage cupboard, loft access and doors leading to:

SITTING/DINING ROOM A spacious double aspect room featuring a fireplace in the sitting element with a window complete with shutters to the front aspect. The dining space has another window with shutters to the side aspect and a door leading to the:

CONSERVATORY A glazed useful space with further glazed door leading to the mature rear gardens.

KITCHEN With a range of fitted units comprising matching base and wall storage with worktops over. An inset sink looks out of a window to the rear aspect. Other integrated appliances include a Neff hob with extractor hood over, Neff double oven, plumbing for washing machine and cupboard housing oil-fired boiler.

BEDROOM 1 A spacious double with built in wardrobes providing ample storage. The room is complete with a window to the side aspect which also features shutters.

BEDROOM 2 Another comfortable double room which has built in wardrobes. Complete also with a window to the side aspect and shutters.

BEDROOM 3 With built in, sliding door wardrobes as well as a window to the front aspect and shutters.

BATHROOM A spacious room with three-piece suite comprising a bath with shower over, WC and hand wash basin. Also features high level frosted windows to the rear aspect.

Outside

To the front of the property there is a selection of shrubs with a generous space to the left hand side which is currently laid to lawn, but could easily be converted into additional parking should the new owner decide. Opposite the property is the **single garage** with up and over door, which allows parking in front.

To the rear, the spacious garden is again mainly laid to lawn, but features a range of mature trees and shrubs. There is a patio area ideal for outdoor dining, as well as a wooden pergola towards the back of the plot.

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SERVICES Oil fired central heating. Mains water, drainage and electricity.
Note, none of these have been tested by the agent.

TENURE Freehold.

CONSTRUCTION TYPE Timber framed.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND Band C. (£1,999.79 per annum).

EPC RATING F.

COMMUNICATION SERVICES (Source Ofcom)

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

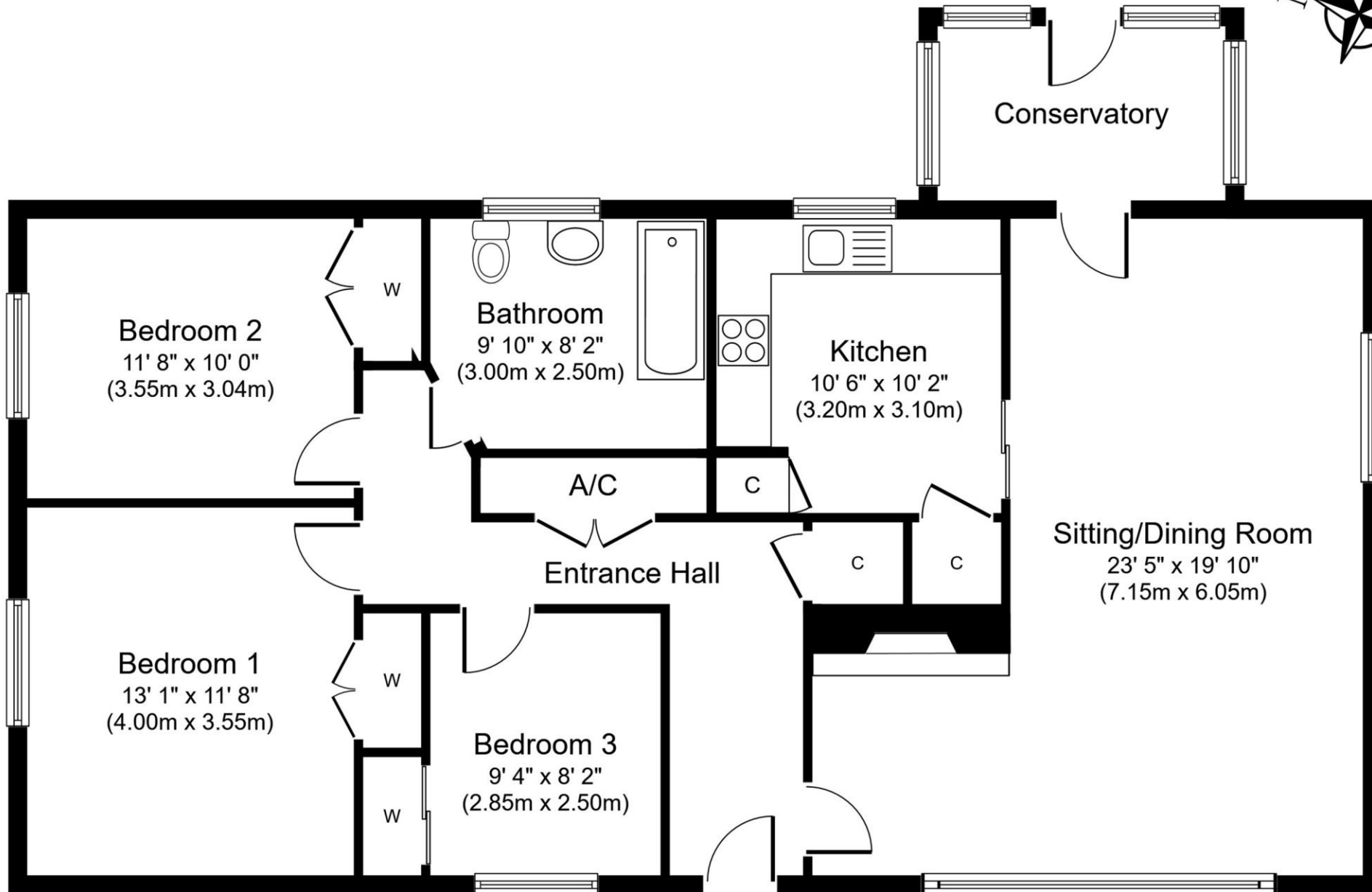
Phone Signal: Likely with all major providers.

WHAT3WORDS dreading.hems.sprouts

VIEWING by prior appointment only through David Burr estate agents.

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Approximate Floor Area
1,186 sq. ft.
(110.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

