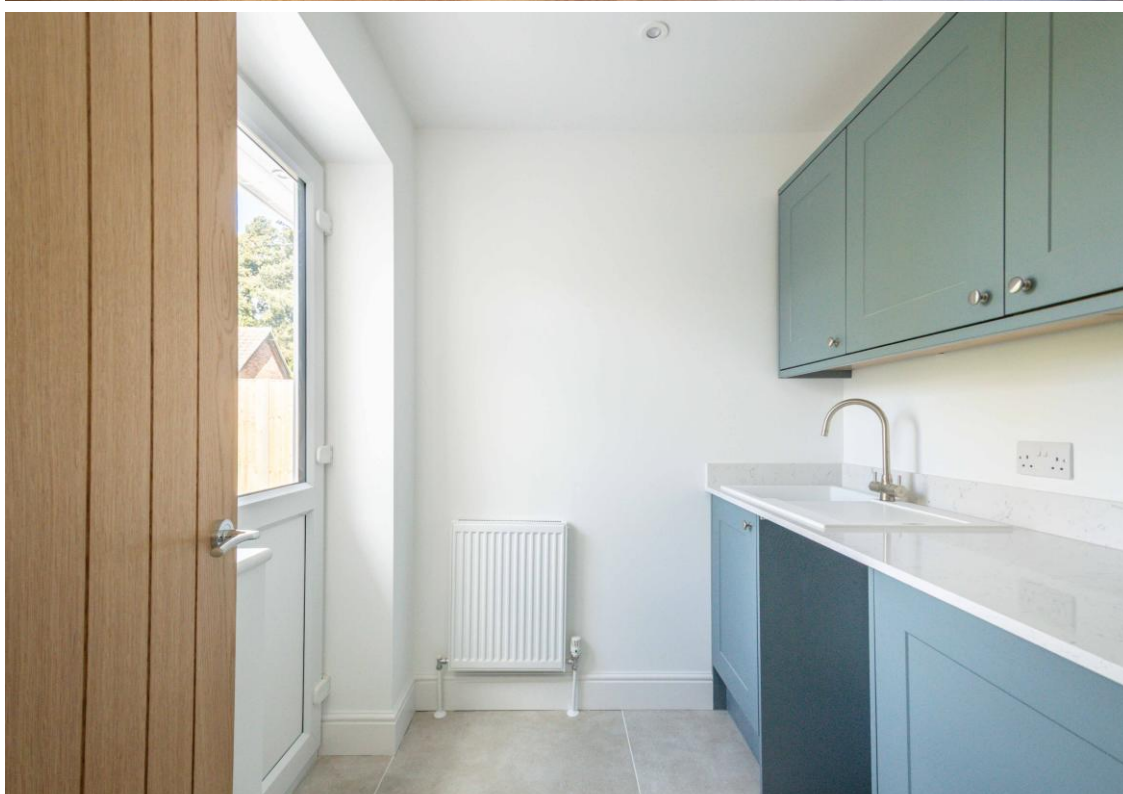
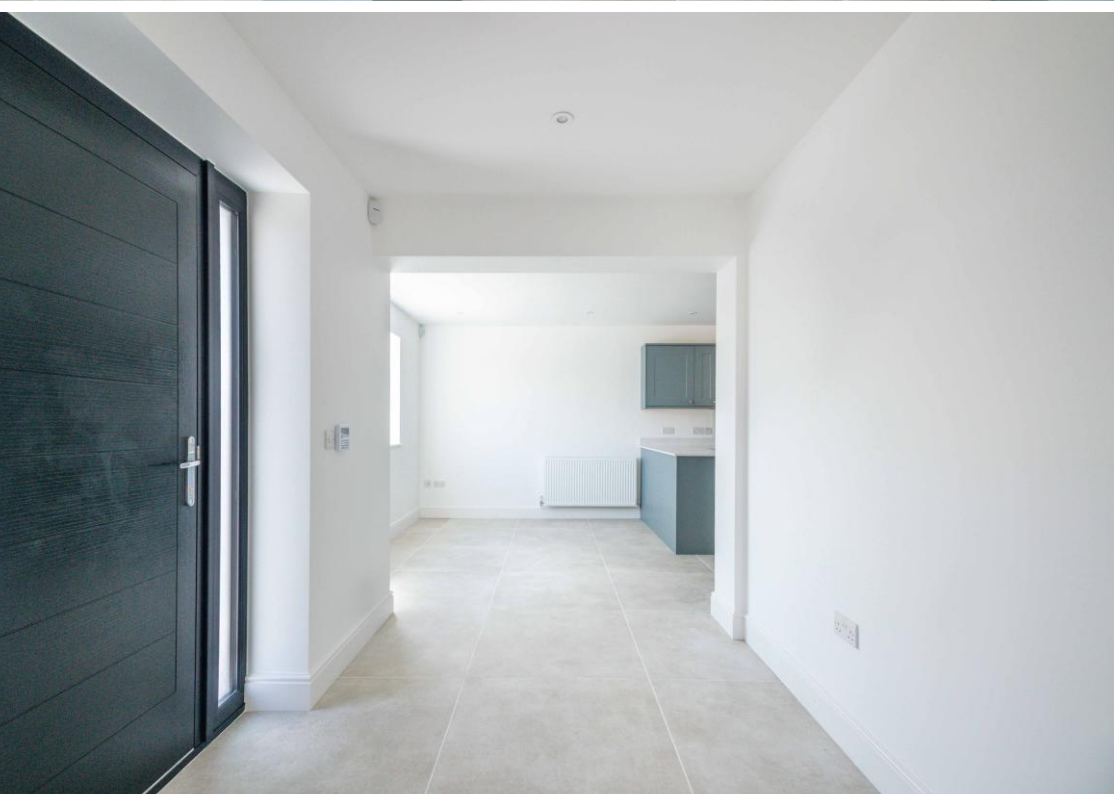




DAVID  
BURR

204 High Street,  
Cheveley, Cambridgeshire





# 204 High Street, Cheveley, Newmarket, Cambridgeshire, CB8 9RH

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.

A deceptively spacious, and recently extended four-bedroom detached bungalow on the high street of the highly sought-after village of Cheveley. The property benefits from a newly fitted, open plan kitchen/dining room, a separate sitting room with bi-fold doors to the rear garden as well as four spacious bedrooms (the master of which enjoys an ensuite), with a separate family bathroom. Externally the property has ample off-road parking, and a generous sized rear garden.

## A spacious and recently extended four-bedroom detached bungalow in the sought-after village of Cheveley.

### Ground Floor

**ENTRANCE HALL** Tiled floor underfoot, with a frosted window beside the front door. Open to the kitchen/dining room with a door leading to:

**SITTING ROOM** Double aspect space with window to the front and bi-fold doors leading to the rear garden. Engineered oak underfoot.

**KITCHEN/DINING ROOM** A stylish, newly fitted kitchen with a range of matching base and wall units complete with quartz worktops over. There is an inset sink with mixer tap overlooking a window to the side aspect. Integrated appliances include double electric fan ovens, an induction hob with extractor above, a microwave, a dishwasher, a full height fridge and a bin drawer. With pocket door leading to the inner hall, and a separate door to:

**UTILITY ROOM** Fitted with matching base and wall units to the kitchen, with worktops over. There is an inset sink with drainer, complete with a mixer tap. Below there is space and plumbing for a water appliance, as well as an under-cabinet freezer. Window and door leading to the rear garden.

**CLOAKROOM** With frosted window to the rear aspect. Fitted with a WC and hand wash basin.

**INNER HALL** With engineered oak flooring under foot, complete with storage cupboard, airing cupboard, loft access and doors leading to:

**MASTER BEDROOM** A spacious double with a large window overlooking the front aspect. With door leading to the **ENSUITE** which is stylishly fitted with extensive tiling, a double width shower cubicle with rainfall head and separate hand shower attachment. Additionally, there is a WC, hand wash basin with light up mirror above, as well as a heated towel rail. Frosted window to the side aspect.

**BEDROOM 2** Another spacious double with a large window to the rear aspect.

**BEDROOM 3** Double bedroom complete with window to the side aspect.

**BEDROOM 4** With window to the side aspect.

**FAMILY BATHROOM** Another stylishly fitted bathroom with extensive tiling throughout. The space features a bath with separate shower cubicle, a WC, hand wash basin and a heated towel rail. Also, with light up, wall mounted mirror and a frosted window to the side aspect.

### Outside

The front of the property has been thoughtfully landscaped to provide generous off-road parking, bordered by an attractive caged stone retaining wall. A sleek porcelain pathway runs along one side of the property, offering access to the rear garden. The front garden also features a selection of plants and benefits from stylish external lighting.

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To the rear, the porcelain pathway continues into a spacious terrace adjoining the sitting room—perfect for alfresco entertaining. The remainder of the garden is predominantly laid to lawn, complemented by a variety of shrubs and trees. Additionally, there is a large shed at the rear, which has electricity and water outside for future potential use.

## Material Information

**SERVICES:** Main electricity, water and drainage. Oil-fired central heating to radiators. NOTE: None of these services have been tested by the agent.

**AGENTS NOTE:** The property has been fully rewired, replumbed and also features an alarm system, four hard wired cameras and has cabling ready to install an EV charger.

**EPC RATING:** Band D.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Standard brick construction.

**LOCAL AUTHORITY:** East Cambridgeshire District Council.

**COUNCIL TAX BAND:** Band D. (£2,233.83 per annum).

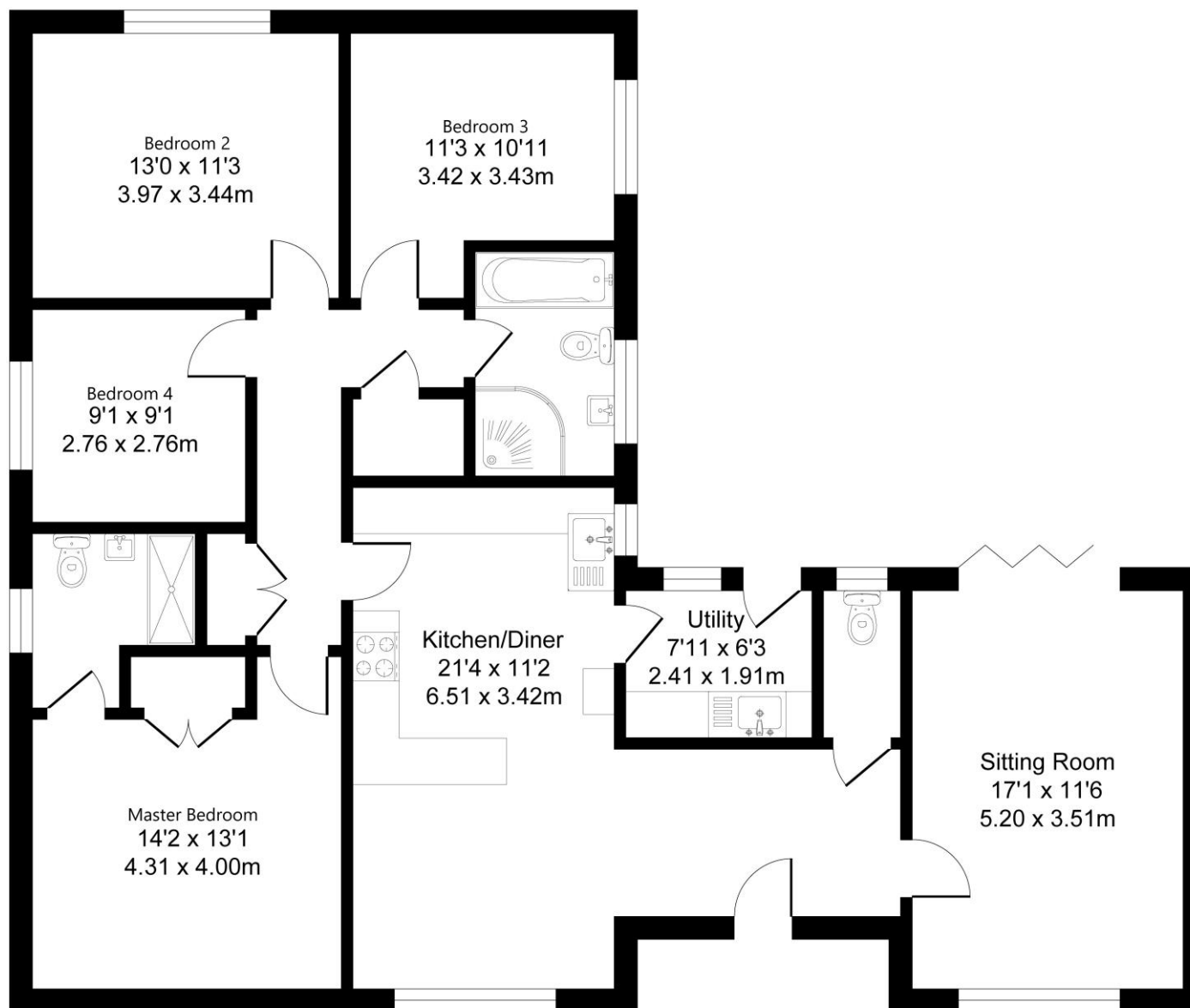
**COMMUNICATION SERVICES** (source Ofcom): Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. Phone Signal: Likely with all major providers.

**WHAT3WORDS:** interlude.reconnect.apply

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Total Area: 125.4 m<sup>2</sup> ... 1350 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



