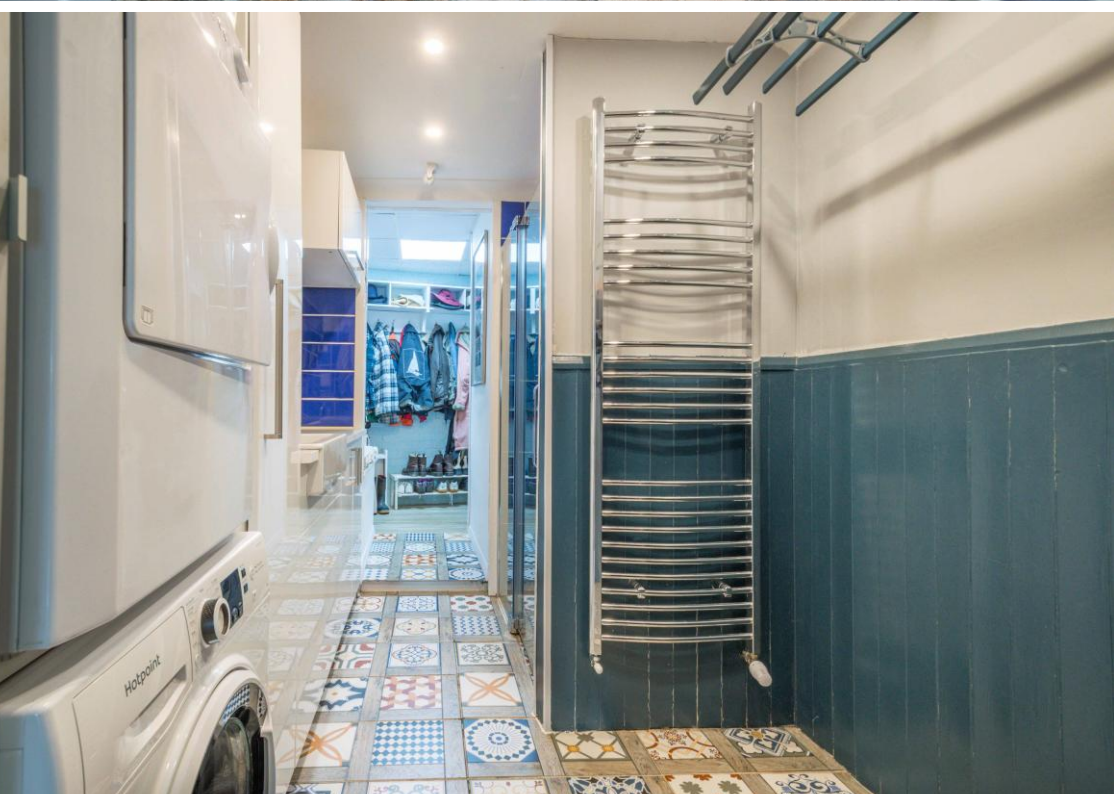




19-21 Cheveley Road,
Newmarket, Suffolk

DAVID
BURR



19-21 Cheveley Road, Newmarket, Suffolk, CB8 8AD

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Once two distinct properties, this beautifully converted, extended, and updated four-bedroom Victorian terrace blends period character with modern living. Measuring in excess of 1,500 sq. ft and with a whole host of original features, it boasts a stylishly refitted and extended kitchen/breakfast room, complemented by two further reception rooms. Upstairs offers three generous bedrooms and a contemporary family bathroom, while a cleverly converted attic provides a fourth bedroom with ample eaves storage. Outside, a private roof terrace and smartly landscaped two-tier garden create the perfect setting for entertaining.

A beautifully updated four-bedroom Victorian terrace blending original charm with modern living, featuring spacious interiors, a roof terrace, and a landscaped garden.

Ground Floor

ENTRANCE HALL With stone flooring and underfloor heating, open directly into:

DINING ROOM Featuring Acacia wood flooring, fitted storage, and a sash window to the front aspect. Open-plan to:

SNUG A cosy and inviting space with built-in under-stairs storage and stairs rising to the first floor. Leads to:

SITTING ROOM A generously sized reception room with sash window to the front and a secondary door, reflecting the property's former configuration as two dwellings.

KITCHEN/BREAKFAST ROOM Recently extended and thoughtfully designed, this bright kitchen features a range of base and wall units with quartz worktops, central breakfast bar, and a full complement of integrated appliances including dishwasher, double electric oven, induction hob with extractor, fitted microwave, and space for a freestanding fridge/freezer. A large roof lantern and bifold doors provide an abundance of natural light and seamless access to the rear garden.

UTILITY/SHOWER ROOM Stylish and functional, with patterned tiled flooring and underfloor heating. Includes fitted storage, a second sink, plumbing for a washing machine and tumble dryer, a double-width shower, separate WC, and access to the rear garden.

First Floor

LANDING With wood flooring, stairs leading to the attic room, and access to:

BEDROOM 1 A double room with sash window to the front, wood flooring, and built-in wardrobe under the stairs.

BEDROOM 2 Another spacious double with sash window to the front and fitted sliding wardrobes.

BEDROOM 3 Featuring wood flooring, built-in wardrobe, and a rear aspect window.

BATHROOM Beautifully appointed with a roll-top bath, WC, hand basin, airing cupboard, and a frosted window to the rear.

Second Floor

ATTIC ROOM/BEDROOM 4 A versatile and bright space ideal as a fourth bedroom or home office, with two Velux windows to the rear and ample eaves storage.

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Outside

The front of the property is enclosed by a low-level wall, with a terracotta-tiled path leading to the entrance. Mature hedging offers privacy, and a beautiful Wisteria climbs the façade. The rear garden has been cleverly landscaped to form an attractive two-tiered space. Directly behind the house is a paved terrace, ideal for alfresco dining, along with a secure store featuring light and power. A built-in BBQ area enhances the space, with steps leading to the upper garden. A rear gate allows easy bin access, and there's a covered bike store. A highlight is the roof terrace above the extension, providing a peaceful private retreat.

Material Information

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS vocal.mainly.rash

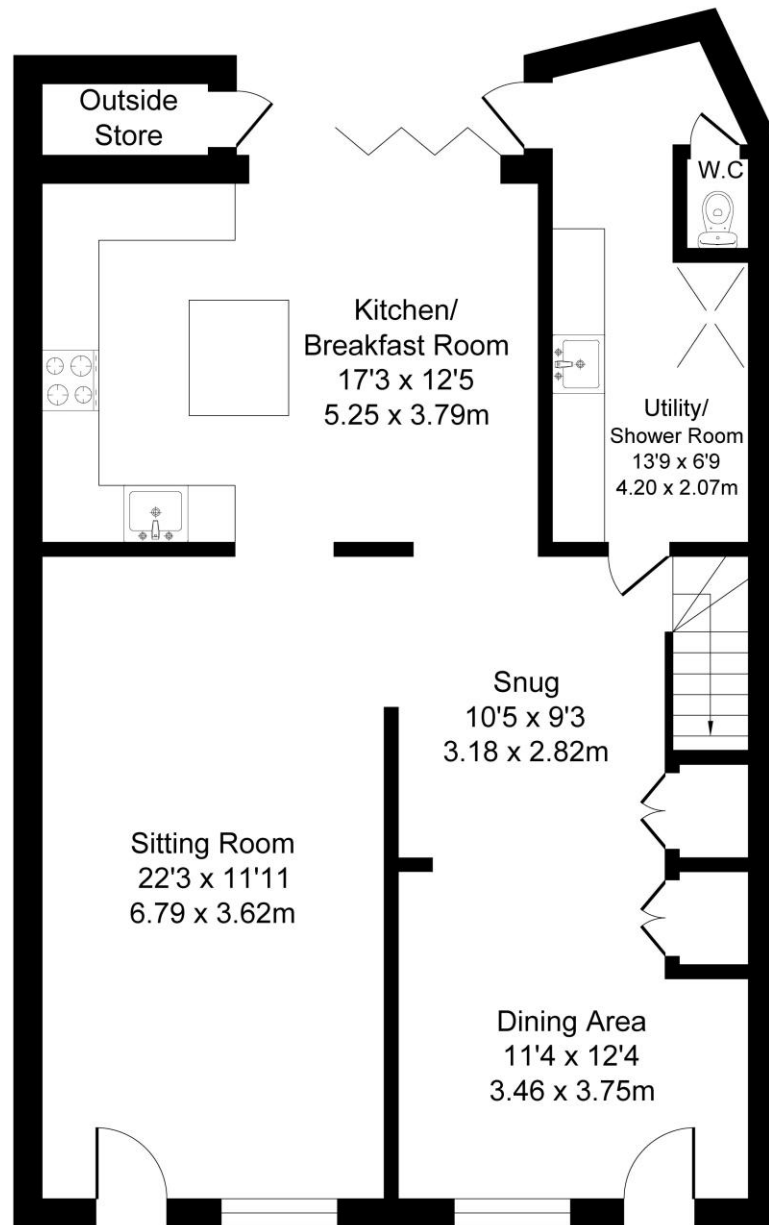
VIEWING Strictly by prior appointment only through DAVID BURR.

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.



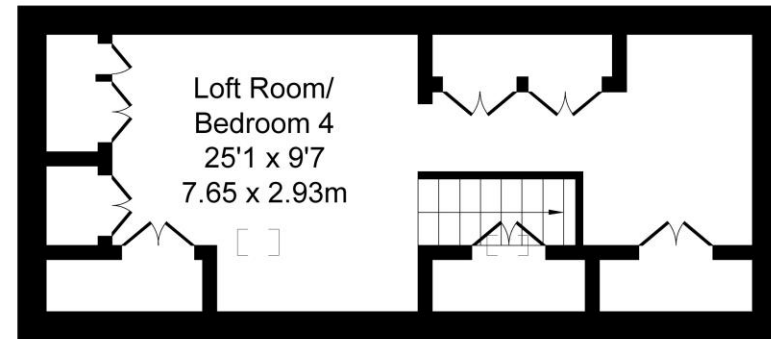
Ground Floor

Area: 80.5 m² ... 867 ft²



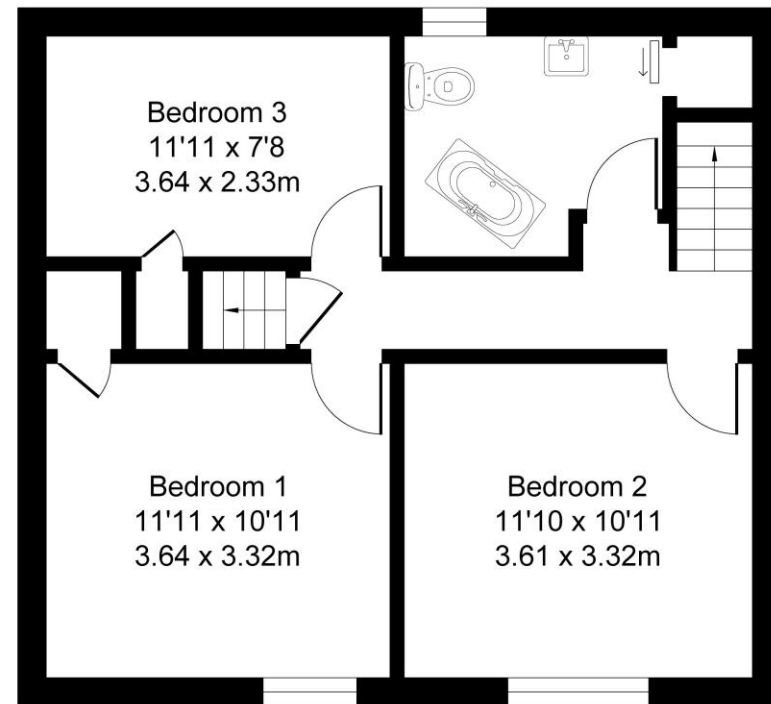
Second Floor

Area: 22.4 m² ... 241 ft²



First Floor

Area: 48.6 m² ... 523 ft²



Total Area: 151.5 m² ... 1631 ft²

All Measurements are approximate and for display purposes only

