



Cheveley Road, Newmarket, CB8 8AD

**CHEFFINS**

# Cheveley Road

Newmarket,  
CB8 8AD

- Detached Chalet Bungalow
- 4 Bedrooms
- Sun Room
- Study
- Attractive Large Rear Garden
- Large Driveway

A 4 bedroom detached property located on the South side of town allowing for excellent access to the Train Station. The property accommodation comprises a living room, sun room, study and ground floor bedroom and bathroom, 3 further bedrooms and an additional bathroom on the first floor. Additional features include a large driveway to the front and a large attractive established rear garden.

4 2 3

Guide Price £475,000





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE PORCH**

with front entrance door, door through to;

**HALLWAY**

with storage cupboard.

**KITCHEN**

with base and wall mounted units, stainless steel sink and drainer, space and plumbing for washing machine, space for oven with extractor hood over, storage cupboard, part glazed door leading into the sun room.

**LIVING ROOM**

with sliding glazed doors leading into the;

**SUN ROOM**

a triple aspect room with French doors with steps leading out to the garden.

**BEDROOM 1****BATHROOM**

with side panel bath, pedestal hand wash basin, low level WC, part tiled walls, tiled flooring.

**STUDY**

with stairs leading to the first floor, under stairs storage cupboard.

**FIRST FLOOR****LANDING**

with a large storage cupboard.

**BEDROOM 2****BEDROOM 4****INNER HALL****BATHROOM**

with side panel bath, hand wash basin with cupboard storage below, low level WC, tiled walls.

**BEDROOM 3****OUTSIDE**

To the front of the property is a large driveway and an area laid to lawn, side gate access.

To the rear of the property is a large enclosed rear garden mainly laid to lawn with an array of established trees and shrubs and flowers, a paved patio area with paved steps down from the sun room, an enclosed pond, greenhouse and timber shed.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - C

Property Type - Detached Chalet Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1334.72


Parking - Driveway

Heating sources - Gas central heating

Flood Risk - Rivers & Seas (Medium Risk), Surface Water (High Risk)

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

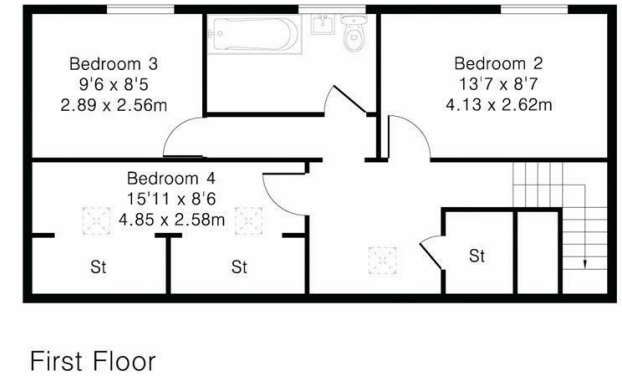
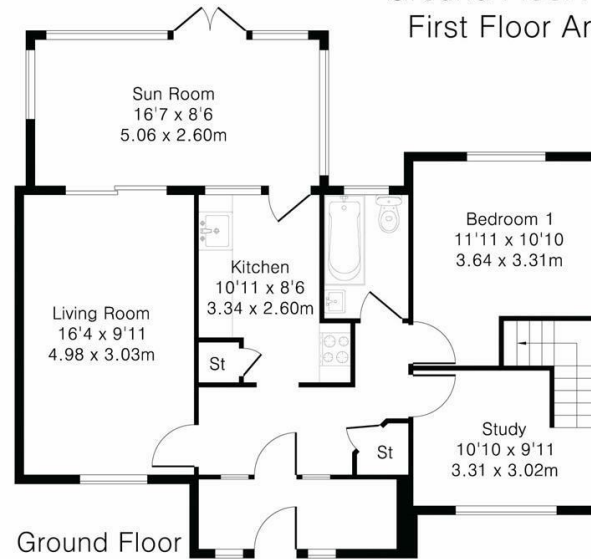


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 Local Authority - West Suffolk





Approximate Gross Internal Area 1341 sq ft – 125 sq m  
 Ground Floor Area 793 sq ft – 74 sq m  
 First Floor Area 548 sq ft – 51 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.