



High Street, Cheveley, CB8 9DQ

CHEFFINS

High Street

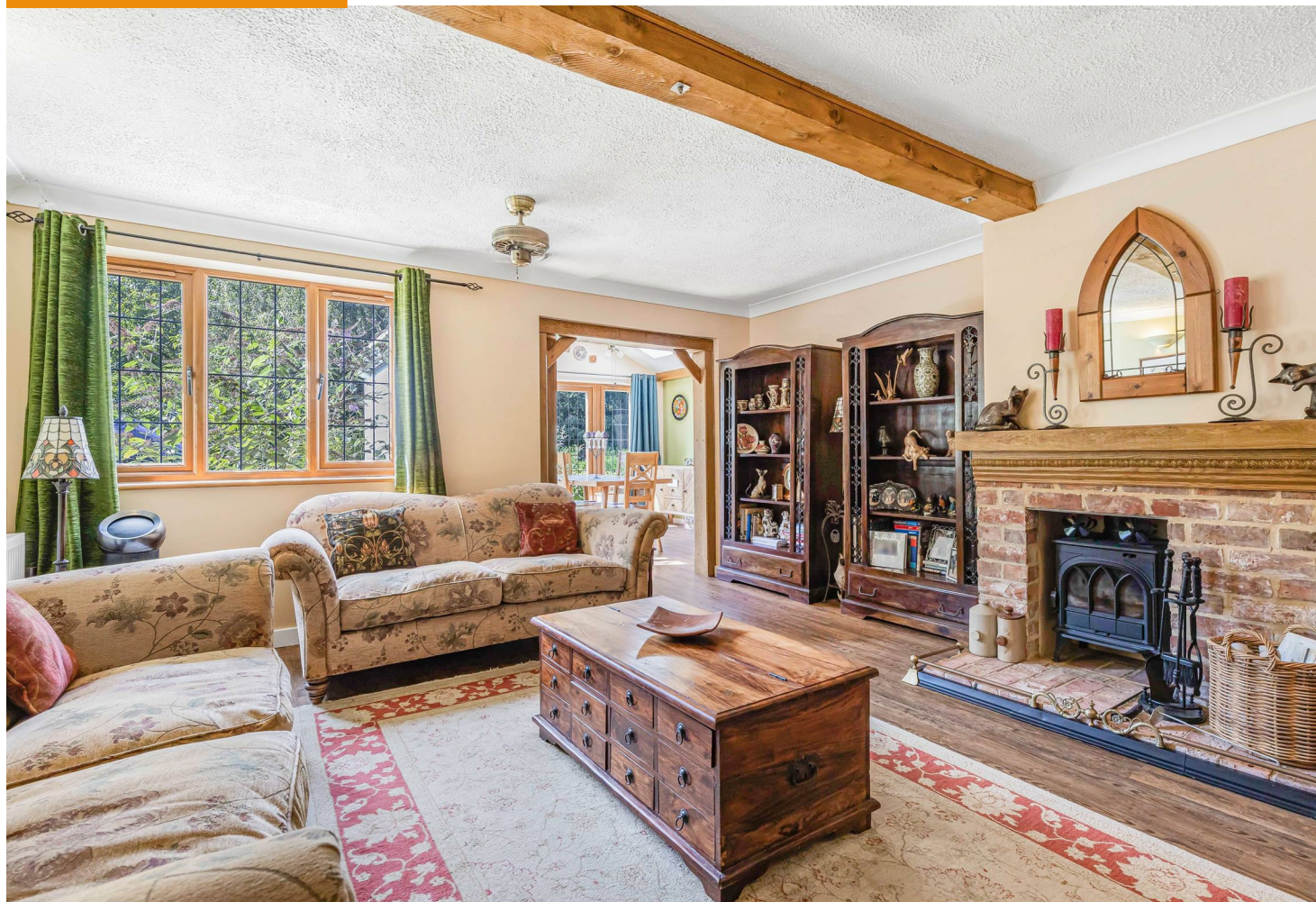
Cheveley,
CB8 9DQ

- Individual Detached Bungalow
- 2 Reception Rooms
- 4 Bedrooms - 1 Ensuite
- Exceptional Character
- Delightful Non-Estate Location
- Superb Established Gardens 0.4 Acre (sts)

An exceptional 4 bedroom individual detached bungalow renovated throughout by the current owners and situated in delightful established gardens extending to approx. 0.4 of an acre (sts). The property is superbly presented and benefits from 4 bedrooms with 1 ensuite, a living room with feature timbers and fireplace with wood burning stove and a well equipped fitted kitchen and separate utility room. Additional features include an attractive dining room with a vaulted ceiling, a large parking area to the front of the property and superb beautifully maintained gardens backing onto Paddocks.

4 2 2

Guide Price £625,000





LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

ENTRANCE HALL

with part glazed entrance door, slate tiled flooring, cloaks cupboard and airing cupboard.

LIVING ROOM

with a fireplace with brick hearth and surround, timber mantle and wood burning stove, wood effect flooring, exposed timbers.

KITCHEN/BREAKFAST ROOM

A double aspect room with a range of oak fitted base and wall mounted cupboards, freestanding Rangemaster range (available via separate negotiation) with extractor hood over, integrated dishwasher, cupboard housing Grant oil fired central heating boiler, slate tiled flooring.

UTILITY ROOM

with tiled flooring, half glazed door leading to the outside.

DINING ROOM

An attractive double aspect room with a vaulted ceiling, exposed timbers, wood effect flooring and a pair of French doors leading to the rear garden.

BEDROOM 1

with a window overlooking the garden.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC.

BEDROOM 2

with a built-in wardrobe.

BEDROOM 3

with a built-in wardrobe.

BEDROOM 4

BATHROOM

with a bath, hand basin, low level WC, velux roof window.

OUTSIDE

To the front of the property is a long driveway with a shingled and block paved parking area to the side, front garden laid to lawn with a wealth of established shrub borders, covered porch area, gated side access leading to a side storage area and a brick storage shed.

To the rear of the property are delightful established gardens laid to lawn with a wealth of established trees, shrubs and flower borders, paved patio area, timber storage shed.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1737

Parking - Driveway

Heating sources - Oil central heating and wood burning stove in living room.

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












Energy Efficiency Rating

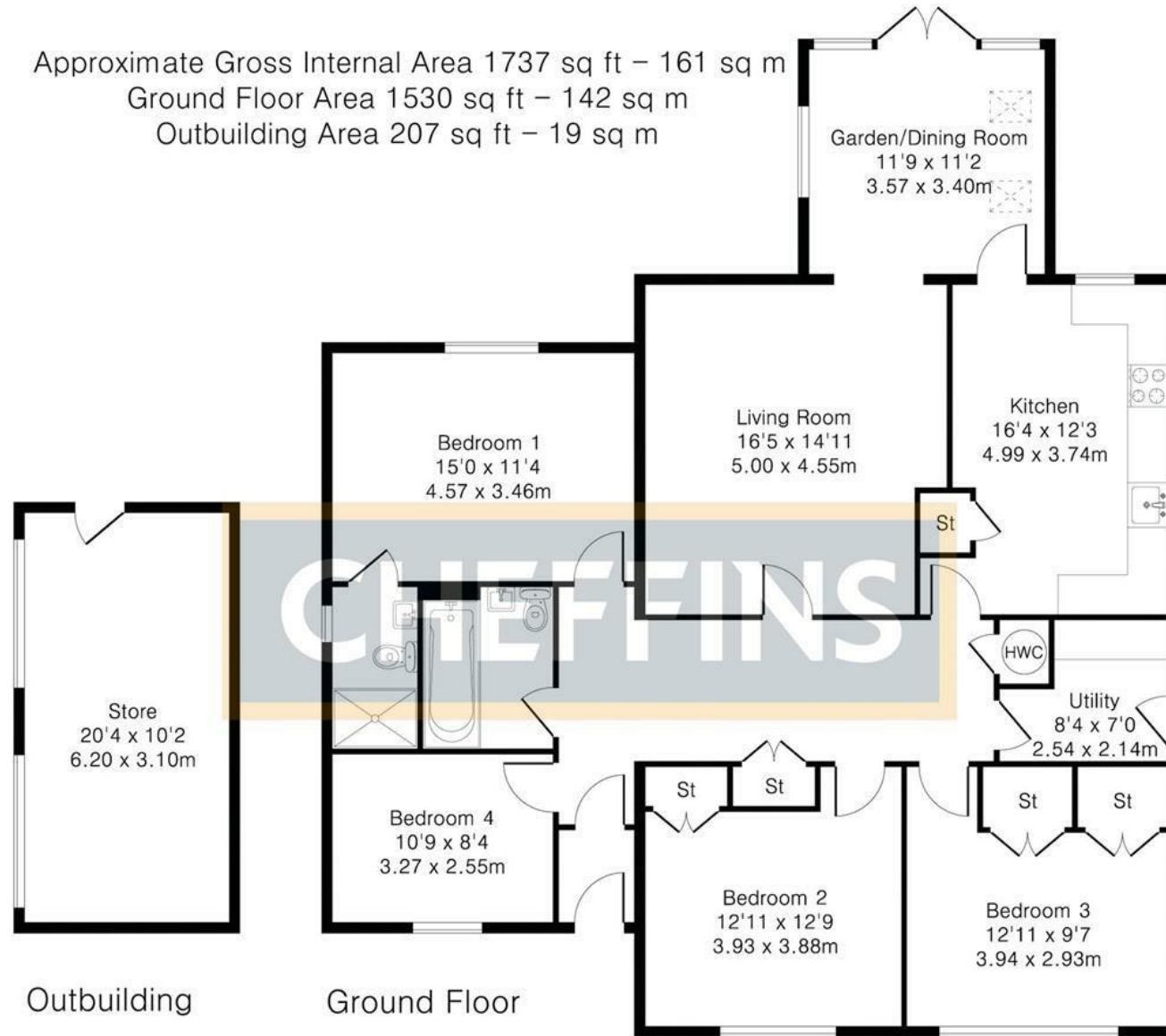
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 1737 sq ft – 161 sq m
 Ground Floor Area 1530 sq ft – 142 sq m
 Outbuilding Area 207 sq ft – 19 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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