



Cheveley Road, Saxon Street, CB8 9RN

CHEFFINS

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Saxon Street,
CB8 9RN

4 2 2

Guide Price £525,000

- Semi-Detached Cottage
- Extended & Superbly Renovated
- 4 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Dining Room
- Exceptional Character
- Beautiful Presentation
- Large Garden

An exceptional 4 bedroom semi-detached cottage, beautifully renovated and with an excellent 2 storey extension to the rear. The property offers exceptional character with a charming living room with a fireplace with wood burning stove, a superb open plan fitted kitchen/dining room and a primary bedroom with an ensuite shower room and a dressing room. Features include an attractive hallway and ground floor cloakroom, a utility room and a large garden to the rear.





LOCATION

SAXON STREET is a delightful village set amid managed stud farms in rolling countryside. Situated approximately 3 miles south east of Newmarket with good access from town to the A14/A11/M11, Cambridge and London. The village has a pub/restaurant and there are Primary Schools, a village store and public houses in nearby Cheveley and Dullingham.



ENTRANCE HALL

with part glazed entrance door, natural stone flooring, exposed beams, integrated seating with natural stone tops, cupboard and drawer storage, recessed ceiling spotlights, stairs leading to the first floor.

CLOAKROOM

with a hand basin with mixer tap and drawer storage, concealed cistern low level WC, part tiled walls, natural stone flooring.

LIVING ROOM

with a fireplace with tiled hearth and surround, timber mantle and exposed brickwork, wood burning stove, open plan staircase with feature glass panels.

KITCHEN/DINING ROOM

a double aspect room with a well equipped fitted kitchen comprising a deep ceramic sink with mixer tap, stone worktops and upstands, fitted base and wall mounted cupboards, integrated eye level twin ovens, integrated fridge/freezer and Neff dishwasher, sliding bin drawer, stone worktops and upstands, centre island with a stone worktop, integrated 5 burner ceramic hob with stainless steel and glass extractor hood over, cupboard storage and a breakfast bar, natural stone flooring with under floor heating, recessed ceiling spotlights, 2 sliding doors to the side aspect, lantern roof light, bi-folding doors leading the rear garden.

SIDE LOBBY

with natural stone flooring with under floor heating.

UTILITY ROOM

with a deep ceramic sink with mixer tap, fitted base cupboards, space and plumbing for a washing machine and space for a tumble dryer, natural stone flooring with under floor heating, electric boiler and pressurised hot water cylinder, extractor fan, lantern roof light.

STUDY

with natural stone flooring with under floor heating, recessed ceiling spotlights, door and window to the rear aspect.

FIRST FLOOR**LANDING**

with recessed ceiling spotlights.

BEDROOM 1

with a semi-vaulted ceiling, wall light points and a pair of French doors to the rear overlooking the garden, remote controlled velux window.

DRESSING ROOM

with a semi-vaulted ceiling hanging rails and storage.

ENSUITE SHOWER ROOM

with a semi-vaulted ceiling, tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, tiled splashbacks, part tiled walls, tiled flooring, wall mounted mirror with integral lighting, extractor fan, recessed ceiling spotlights.

BEDROOM 2

with a feature fireplace with exposed brickwork, recessed and with feature brickwork.

BEDROOM 3

with feature brickwork.

BEDROOM 4

with access to the roof space.

BATHROOM

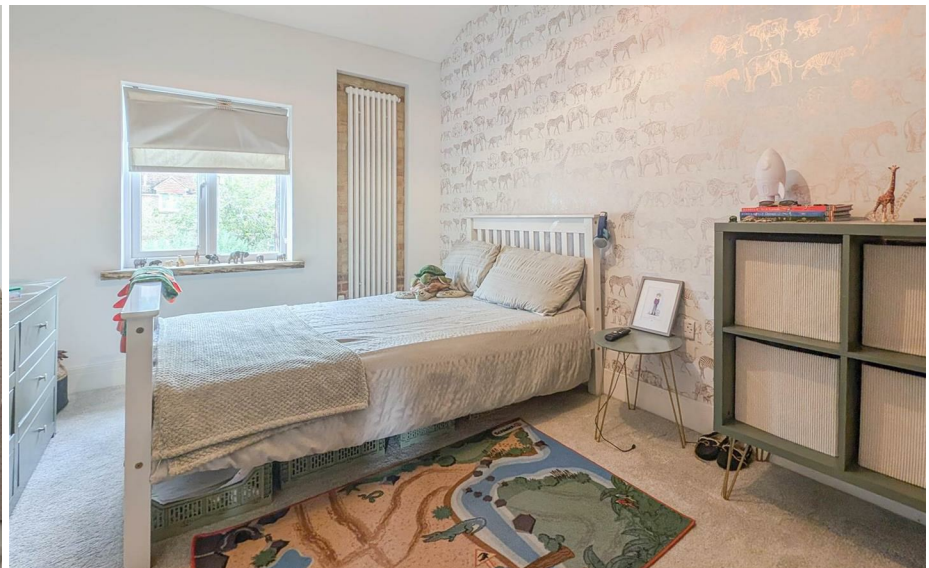
with a bath with mixer tap and shower over, hand basin with mixer tap and drawer storage under, low level WC, tiled walls and flooring, ladder style heated towel rail, wall mounted mirror with integral lighting, extractor fan.

OUTSIDE

To the front of the property is a large shingled drive with off-road parking. A pedestrian gated access to the side leads to a large rear garden, laid to lawn with a paved patio area, outside lighting and an outside tap.

SALES AGENTS NOTES

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			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



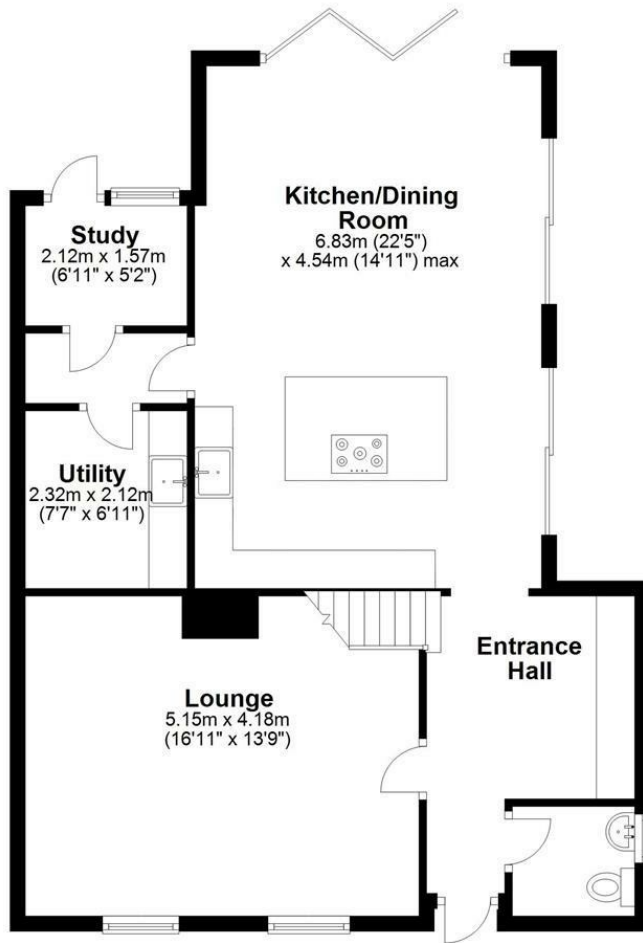
Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire





Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

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