



**23 Icknield Close,
Cheveley**

**DAVID
BURR**



23 Icknield Close, Cheveley, CB8 9SU

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.

This well-presented three-bedroom semi-detached property is nestled in a quiet location yet within walking distance of shops, public house, school and countryside walks in one of the area's finest villages. The property includes a large entrance hall room, sitting room, kitchen/breakfast room, cloakroom, three bedrooms and a family bathroom. Externally the property enjoys a garage and driveway parking as well as front and rear gardens.

A modern three-bedroom semi-detached family home set within a quiet cul-de-sac of this highly sought after village.

Ground Floor

Entrance into the:

ENTRANCE HALL Entered through the front door, with French doors leading to the garden.

SITTING ROOM With sliding doors leading to the garden terrace.

KITCHEN BREAKFAST ROOM Stylishly fitted with kitchen units and worktops over, with an inset double sink and drainer. Space for cooker with extractor fan over, fridge/freezer, and plumbing for a washing machine and dishwasher. Further storage is provided via a pantry cupboard, with windows to both side and front aspects.

CLOAKROOM Wash hand basin, WC, and window to front aspect.

BEDROOM 2 With outlook over the garden.

BEDROOM 3 With outlook over the garden.

BATHROOM An extensively tiled room fitted with a wash hand basin, WC, bath with a 'Mira', electric shower over and window to side/front aspect.

Outside

The property enjoys a front garden that wraps around the property and is mainly lawned, with mature shrubs and plants decorating the front elevation.

The rear garden is mainly lawned, with a paved terrace and slate chippings to the borders. The **GARAGE** is located just behind the garden and benefits from further parking in front.

First Floor

LANDING With an airing cupboard and access to loft space.

MASTER BEDROOM A sizeable double room with windows to front and side aspects.

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

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND C. (£2,089.55 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS garden.masks.magnets

VIEWING Strictly by prior appointment only through DAVID BURR.

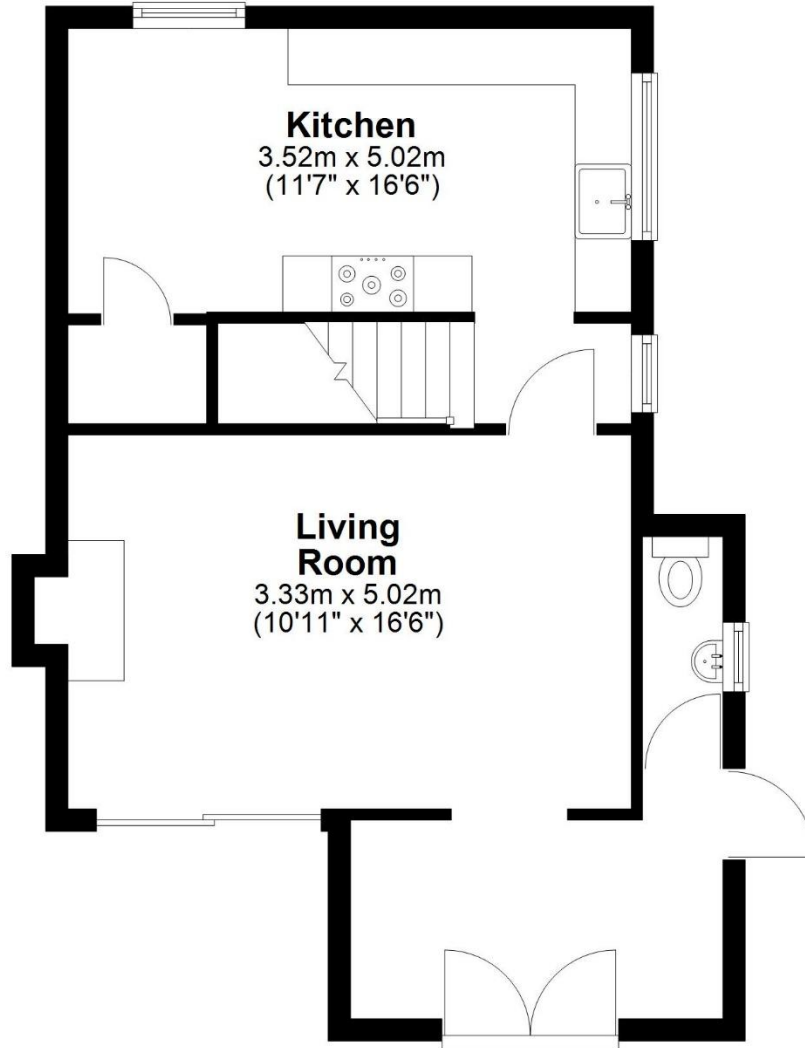
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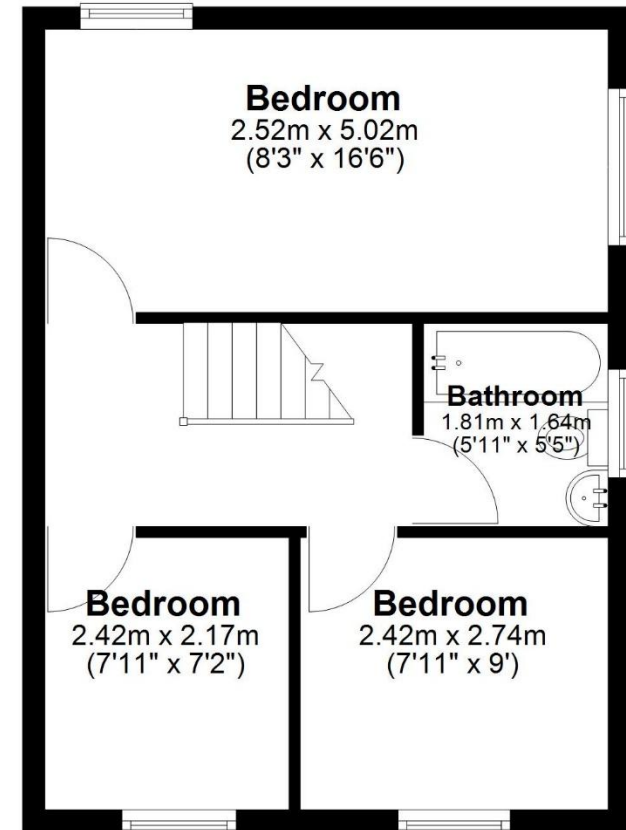
Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



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