



Icknield Close, Cheveley, Newmarket, Suffolk

Pocock + Shaw

30 Icknield Close
Cheveley
Newmarket
Suffolk
CB8 9SU

A modernised and updated 3 bedroom detached bungalow offered with no onward chain and standing in an established residential cul-de-sac in a highly regarded village location. The property has been extensively refurbished throughout and benefits from a superb double aspect living room/ dining room, a well equipped modern fitted kitchen and a contemporary bathroom and shower room. Features include modern electric heating, a garage and driveway and a low maintenance enclosed garden.

Guide Price £325,000



Location Cheveley is a charming and highly regarded village near Newmarket, renowned for its picturesque setting enjoying far-reaching views over surrounding countryside and stud land. Bordering paddocks the village is deeply connected to the area's world-famous equestrian heritage and benefits from a range of local amenities including a post office and village store, the Red Lion pub, a village hall, and a fine parish church. The village also offers a highly sought-after primary school, a pre-school nursery and a regular bus service. The rural surroundings provide an idyllic backdrop while maintaining excellent accessibility to nearby Newmarket and excellent transport links, with easy access to the A14, connecting the village to Cambridge and other major towns and cities across the region.

Accommodation

Porch with a part glazed composite entrance door and wood effect flooring.

Hallway with wood effect flooring and a modern electric panel heater.

Living room/ dining room a spacious open plan double aspect room with a fireplace with a wood burning stove and slate hearth, wood effect flooring, modern electric panel heater and a pair of French doors leading to the garden.

Kitchen area a well equipped fitted kitchen with a range of contemporary fitted base and wall mounted units, integrated eye level double oven, inset electric induction hob with extractor over and black glass splash back, integrated dishwasher, washing/dryer inset down lights and feature plinth lighting, breakfast bar.

Bedroom 1 with a fitted wardrobe, a modern electric panel heater and wood effect flooring.

Bedroom 2 with a modern electric panel heater and wood effect flooring.

Bedroom 3 with a modern electric panel heater and wood effect flooring.

Bathroom/ shower room with a contemporary white suite comprising a panelled bath and separate glass screened shower cubicle, low level WC with concealed cistern, hand basin with built-in storage under, part tiled walls and wood effect flooring.

Outside The property is located at the head of an established cul-de-sac with a low maintenance shingled front and side garden and a paved area leading to the front entrance door.

A driveway provides off road parking and leads to a garage (4.85m x 2.48m, 15@11" x 8' 2") with an up and over door and light and power supply.

An enclosed low maintenance side garden benefits from a law, shingled borders, pathways and a covered patio area and a pedestrian gated access.

Tenure The property is freehold.

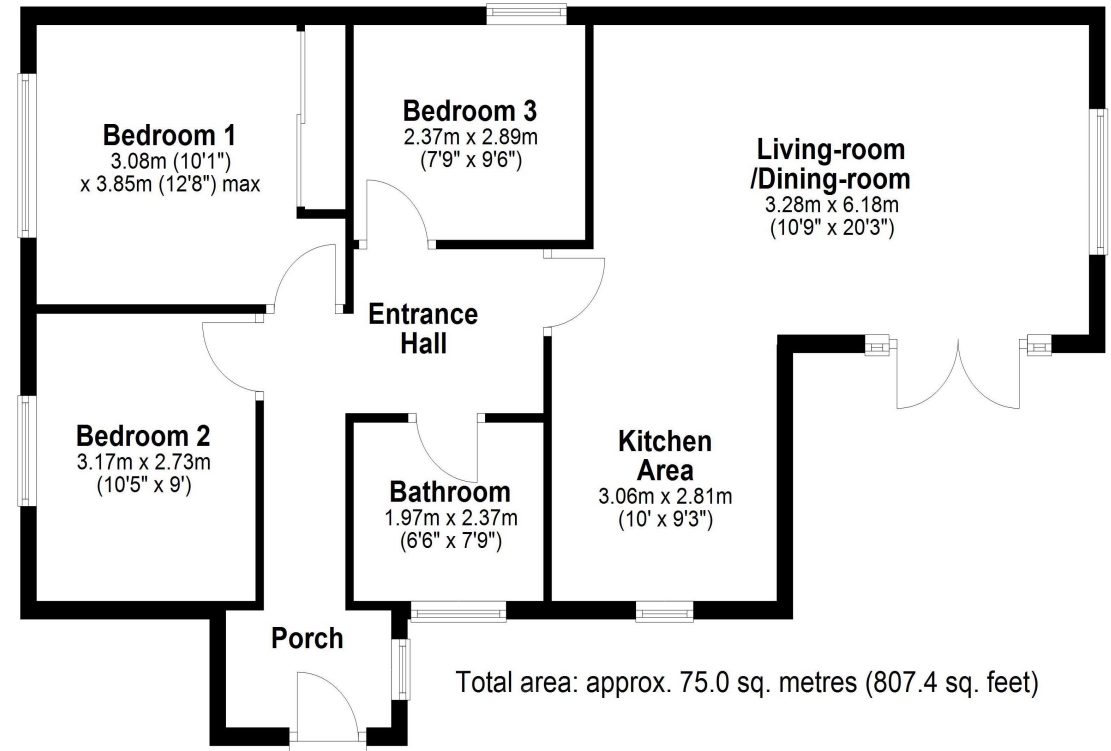
Services Mains water, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Ultrafast: 57Mbps. Mobile phone coverage by the four major carriers available. EPC: E

Council Tax DC East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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