



New Cheveley Road, Newmarket, CB8 8BG

**CHEFFINS**

# New Cheveley Road

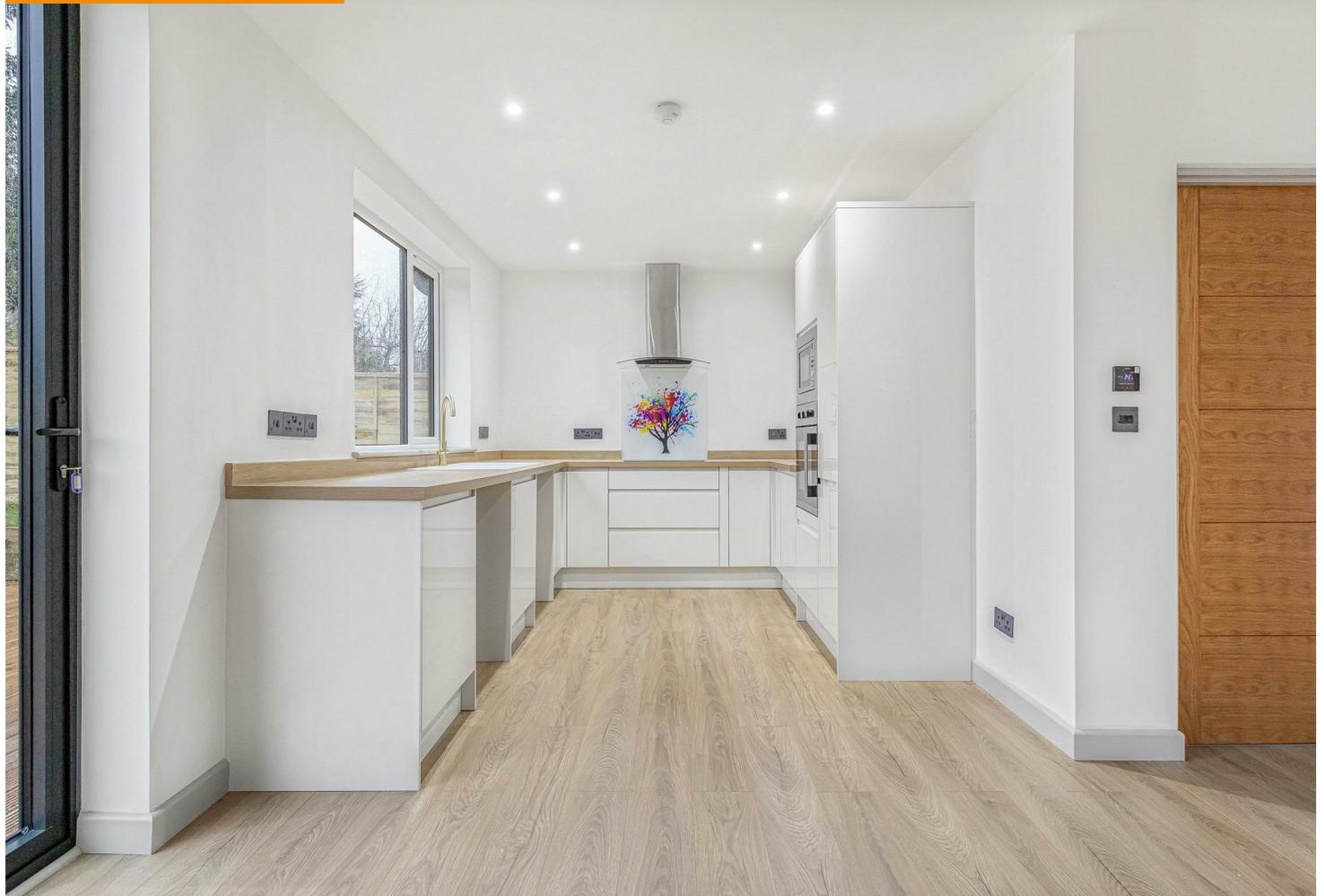
Newmarket,  
CB8 8BG

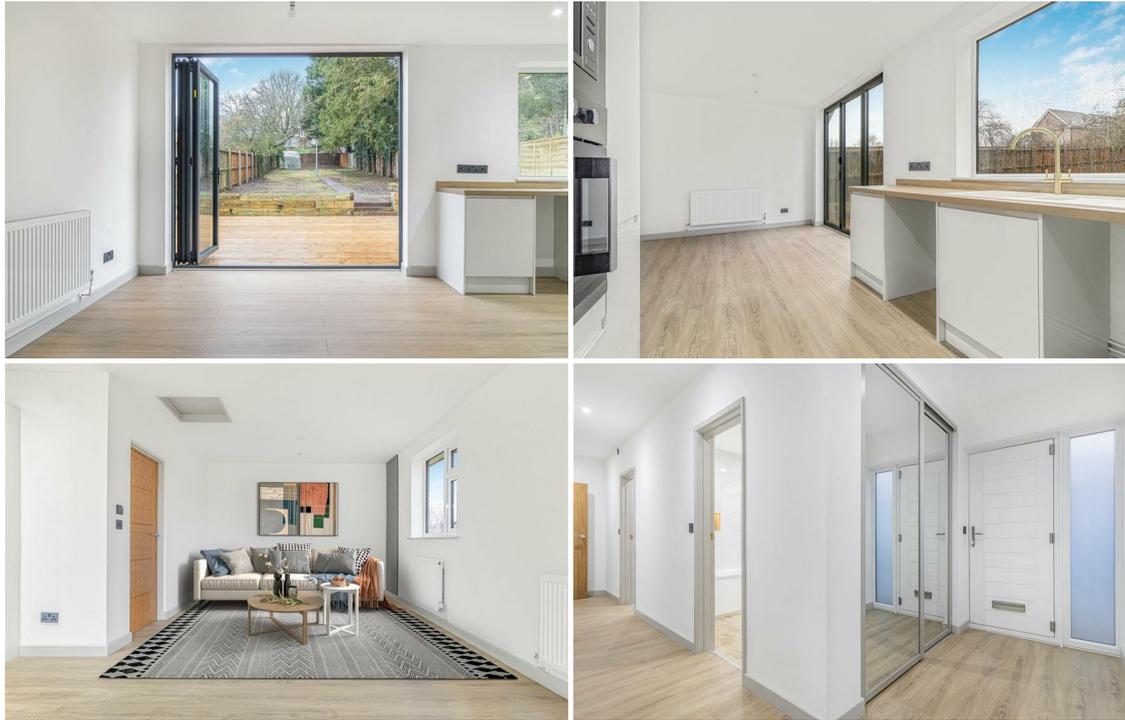
- Detached Bungalow
- Recently Refurbished
- Open Plan Kitchen/Dining/Living Area
- 3 Bedrooms
- 2 Modern Bath/Shower Rooms
- Driveway for 2 cars
- EV Charging
- Generous Sized Rear Garden
- 4 kW Solar PV System
- NO CHAIN

A hugely improved detached bungalow standing on a generous size plot within easy reach of the High Street and railway station. The property is offered with NO CHAIN and benefits from a recently refitted double aspect kitchen/dining and living area, 3 bedrooms, a modern bathroom and a shower room. External features include a fantastic sized rear garden, a driveway providing off-road parking for 2 cars and EV charging. Viewing Essential.

3 2 1

Offers In Excess Of £450,000





## 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 HALL**

with a composite entrance door, full length double glazed window, laminate flooring, inset spotlights, built-in storage cupboard with sliding doors.

**KITCHEN/DINING AREA**

Open plan with the living area with a range of recently re-fitted modern base and wall mounted units with work surfaces over, 4 ring induction hob with extractor hood over, 1.5 bowl sink, built-in electric oven and built in microwave, space and plumbing for further appliances, laminate flooring, 2 radiators, double glazed window overlooking the rear garden.

**LIVING AREA**

A fantastic open plan area with acoustic panels, loft access, radiator, bi-folding aluminium doors opening onto a decked seating area, double glazed window to the side aspect.

**BEDROOM 1**

with 2 wall uplighters, 2 acoustic panels, radiator, laminate flooring, double glazed window to the front aspect.

**BEDROOM 2**

with a radiator, laminate flooring, double glazed window to the front aspect.

**BEDROOM 3**

with a radiator, laminate flooring, double glazed window to the side aspect.

**BATHROOM**

a re-fitted modern suite comprising a low level WC, vanity wash hand basin, side panel bath with shower over and glass shower screen, built-in lighting, tiled walls and tiled flooring, heated towel rail, electric heated mirror, 2 double glazed windows to the side aspect.

**SHOWER ROOM**

a re-fitted modern suite comprising a low level WC, vanity wash hand basin, large walk-in shower with rainfall shower, inset spotlights, tiled walls and tiled flooring, heated towel rail, electric heated and Bluetooth mirror, double glazed window to the side aspect.

**OUTSIDE**

To the front of the property is a shingled driveway providing off-road parking for 2 cars with an EV charger and surrounding brick retaining wall. Paved steps with railway sleepers and lawned areas lead up to the entrance door.

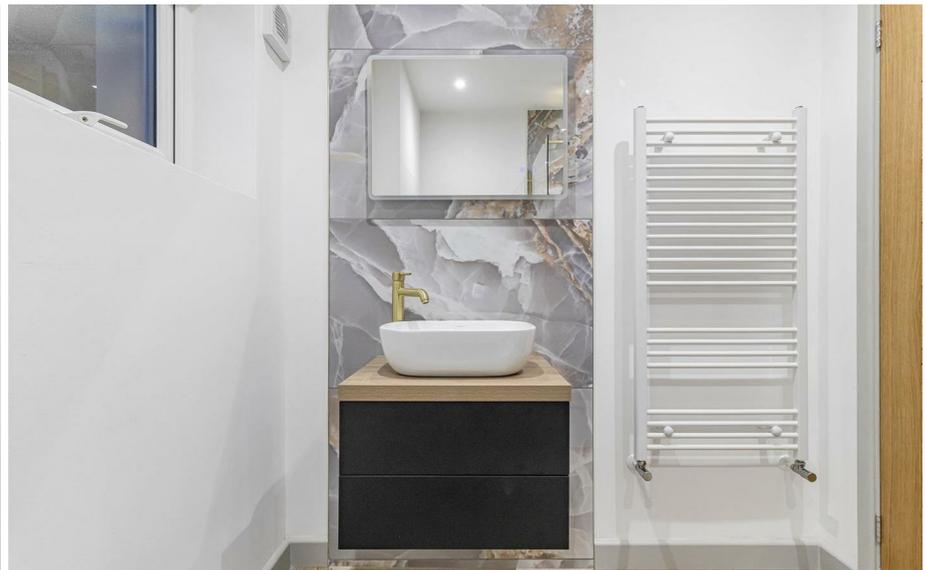
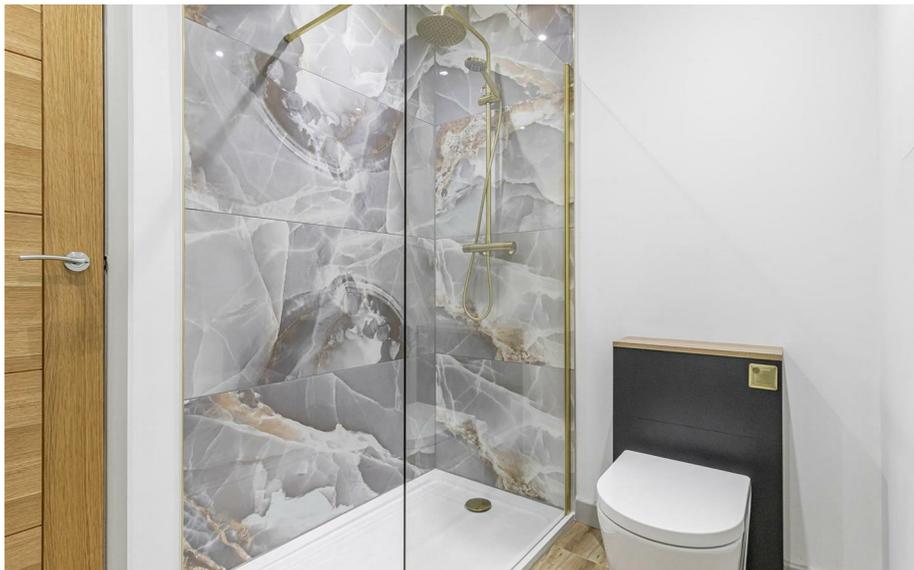
The fantastic sized rear garden benefits from a large decked seating area with built-in lighting which adjoins the property with railway sleepers and steps leading up to the main garden. The remaining garden is ready to be laid to lawn with a greenhouse and is enclosed by timber fencing with trees on the right hand side offering privacy.

**SALES AGENTS NOTES**

Please note some of the photographs in the listing have been virtually staged.

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





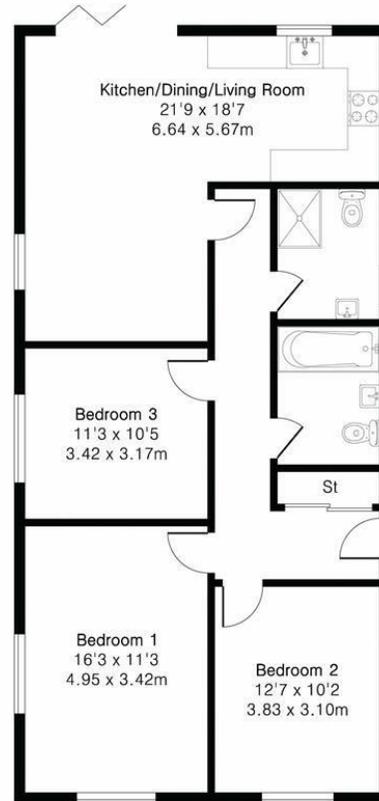
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		88	91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Offers In Excess Of £450,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 1004 sq ft - 93 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



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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.