



6 Ashley Road,
Cheveley

DAVID
BURR



6 Ashley Road, Cheveley, Newmarket, CB8 9DP

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 charming detached three-bedroom property is situated in one of the area's most sought-after villages, within walking distance of local amenities. The property blends original period features with modern finishes, including an impressive kitchen/breakfast room, and further benefits from off-road parking, enclosed gardens, and a single garage.

A three-bedroom detached property with parking and a garage, situated in one of the area's most desirable villages.

Ground Floor

Entrance into the entrance hall:

ENTRANCE HALL With stairs rising to the first floor with a cupboard under.

SITTING ROOM A cosy, double-aspect room featuring a woodburning stove.

PLAYROOM / BEDROOM 4 Outlook to the side

KITCHEN / DINING ROOM The hub of the home, this triple-aspect room is extensively fitted with a range of units under worktops with a double Belfast sink inset. Appliances include a double oven / combination microwave, fridge & freezer and dishwasher, whilst there is a useful desk/study area and French doors opening to the garden.

UTILITY With units under worktops with plumbing for a washing machine, and space for a tumble dryer.

CLOAKROOM WC and wash basin.

First Floor

LANDING Leads to:

BEDROOM 1 A spacious double-aspect room with **EN SUITE**, fitted with a wash basin, tiled shower cubicle, and a heated towel rail.

BEDROOM 2 Also double-aspect, with fitted wardrobes.

BEDROOM 3 Outlook to the rear.

BATHROOM Fitted with a WC, wash basin, tiled shower cubicle, and a bath.

Outside

The property is approached by a gravel driveway, providing parking for two to three vehicles, which in turn leads to the garage with light and power connected.

The gardens enjoy various paved seating areas, leading round to a south-facing enclosed decked area, ideal for al fresco entertaining. The remainder of the gardens are predominantly lawned, with mature beds and borders, trees and shrubs, and a garden shed.

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SERVICES Oil-fired 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 D. (£2,350.74 per annum)

EPC D

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint 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 soaps.flank.ballparks

VIEWING Strictly by prior appointment only through DAVID BURR.

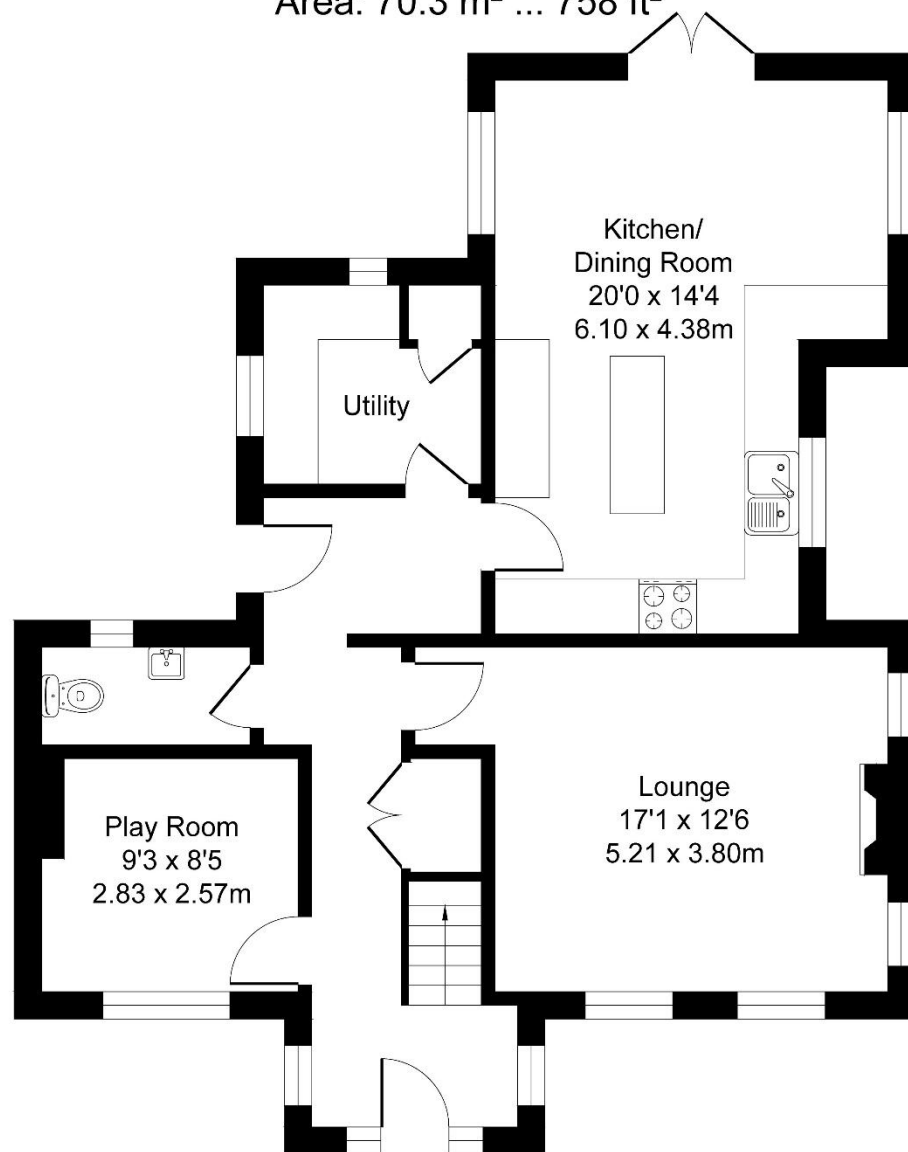
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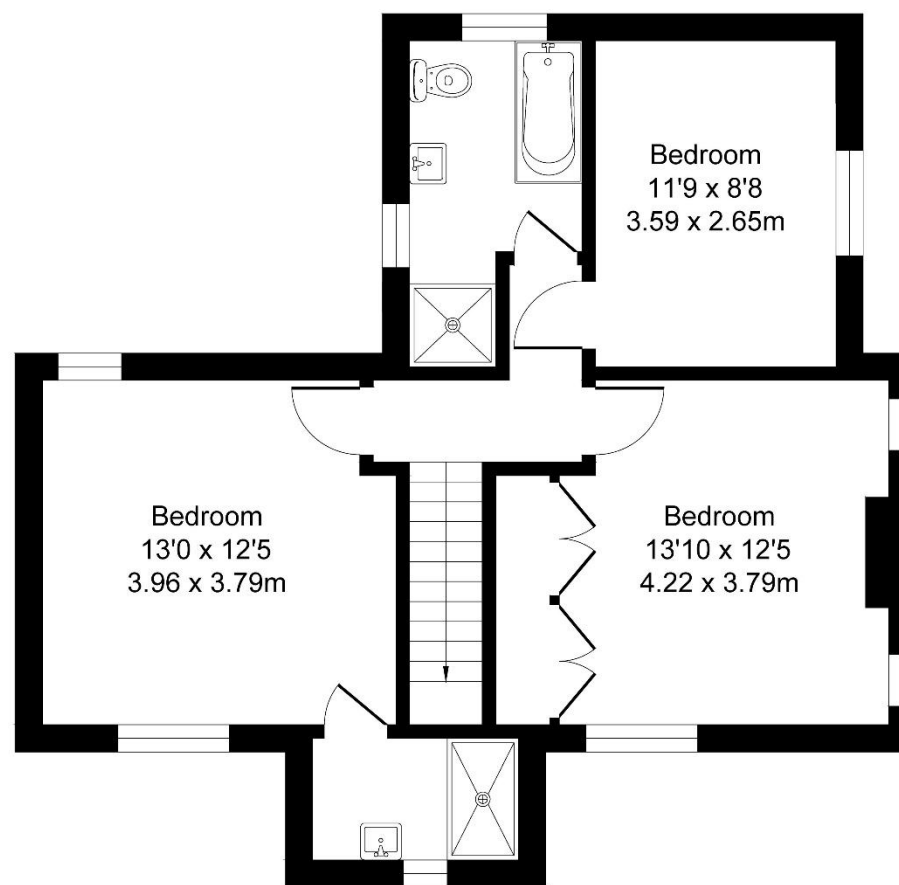
Ground Floor

Area: 70.3 m² ... 758 ft²



First Floor

Area: 54.1 m² ... 583 ft²



Total Area: 124.4 m² ... 1341 ft²

All Measurements are approximate and for display purposes only

