



**Newmarket Road, Cheveley CB8 9EQ**

**Guide Price £695,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

**A superb detached family home boasting impressive accommodation of around 2,383 sqft and enjoying a tremendous and delightful garden with a lovely view to rear overlooking a local stud.**

**Hugely improved and greatly enhanced by the current owners, this property offers cleverly planned rooms with comfort and versatility throughout. Accommodation includes kitchen/breakfast room, dining room, living room, family room, study/gym, cloakroom, 5 bedrooms (1 en suite, 1 en suite cloakroom) and family bathroom.**

**Externally, the property has an expansive driveway providing ample off road parking, leading to a garage. A delightful terrace to the rear of the house with a large lawned area beyond with lovely views over the surrounding countryside.**

**Viewing highly recommended.**

**Entrance Porch**  
Generous entrance with LVT wood flooring with door leading to the entrance hall.

**Entrance Hall**  
Light entrance hall with doors leading to the kitchen/breakfast room, living room and family room. Built-in storage cupboard. LVT wood flooring. Radiator. Stairs leading to the first floor landing.

**Kitchen/Breakfast Room**  
**21'9" x 10'11"**  
Stunning Shaker style kitchen with a range of eye and base level cupboards and storage drawers with wooden worktop over and attractively tiled splashbacks. Space and connection for large range style cooker with chimney style extractor above. Integrated eye level microwave. Inset ceramic sink and drainer with mixer tap over. Space for American style fridge/freezer. Integrated washing machine and dishwasher. Incorporated breakfast bar seating area. Built-in pantry cupboard. Luxury LVT wood flooring. Dual aspect windows. Stable style door leading to the rear terrace. Opening to the inner lobby. Door leading to the entrance hall.

**Family Room**  
**12'0" x 11'0"**  
Delightful room offering a variety of uses with window to the front aspect. Radiator. Door leading to the entrance hall.

**Living Room**  
**22'11" x 11'11"**  
Well presented, spacious living room with focal feature fireplace with attractive exposed brick surround with wooden mantel, stone hearth, currently fitted with a woodburner stove. Radiator. Large window to the front aspect. Glazed double doors leading to the dining room. Door leading to the entrance hall.

**Dining Room**  
**12'10" x 10'0"**  
Elegant, spacing dining room with glazed sliding doors leading to the rear terrace. Further glazed double doors to the living room. Radiator. Doors leading to the study/gym and inner lobby.

**Study/Gym**  
**12'2" x 8'11"**  
Generous room offering a variety of uses. LVT wood flooring. Radiator. Window to the rear aspect. Doors leading to the dining room and garage.

**Cloakroom**  
Contemporary white suite comprising low level WC and wall mounted handbasin with mixer tap over and built-in storage cabinet under. Attractively tiled to wet areas. Obscured window. LVT wood flooring. Radiator. Door to the inner lobby.

**Inner Lobby**  
With opening to the kitchen/breakfast room, dining room and cloakroom.

**First Floor Landing**  
Generous, light galleried landing with doors leading to all bedrooms and bathroom. Triple built-in storage cupboards. Access to the loft hatch. Window to the front aspect. Stairs leading to the entrance hall.

**Bedroom 1**  
**17'1" x 11'0"**  
Spacious, light bedroom with generous, dual built-in storage cupboards. Large window to the rear aspect. Radiator. Doors leading to the en suite cloakroom and the landing.

**En Suite Cloakroom**  
Contemporary white suite comprising low level WC and wall mounted handbasin with built-in cabinet under, attractively tiled splashback. Obscured window. Door to bedroom 1.

**Bedroom 2**  
**9'5" x 9'0"**  
Spacious bedroom with window to the front aspect. Radiator. Doors leading to the en suite and the landing.

**En Suite**  
Contemporary white suite comprising low level WC, pedestal handbasin with mixer tap over and walk-in shower cubicle. Attractively tiled to wet areas. LVT wood flooring. Door leading to bedroom 2.

**Bedroom 3**  
**14'4" x 9'8"**  
Spacious bedroom with window to the rear aspect. Radiator. Door leading to the landing.

**Bedroom 4**  
**11'9" x 8'9"**  
Spacious bedroom with window to the front aspect. Radiator. Door leading to the landing.

**Bedroom 5**  
**11'6" x 8'7"**  
Spacious bedroom with window to the front aspect. Radiator. Door leading to the landing.

**Bathroom**  
Stunning, contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and built-in storage drawers under, bath with mixer tap and shower attachment and generous, double width walk-in shower. Attractively tiled. LVT wood flooring. Ladder radiator. Obscured window. Door to the landing.

**Garage**  
**19'10" x 9'1"**  
With up and over door leading to the driveway. Pedestrian door leading to the study/gym.

**Outside - Front**  
Expansive, double entrance block paved driveway offering ample off road parking , leading to the garage. Bordered with a low wall and established shrub planting. Access gate to the rear.

**Outside - Rear**  
Flagstone paved terrace to the rear of the house with glazed doors leading to the dining room and door to the kitchen, creating a lovely social space. A pathway leading to the access gate to the front.

A well maintained lawned area beyond with views over the surrounding countryside, with a further patio area to the rear. Raised bed planting, containing established planting and a variety of shrub plants to the borders. Timber shed.

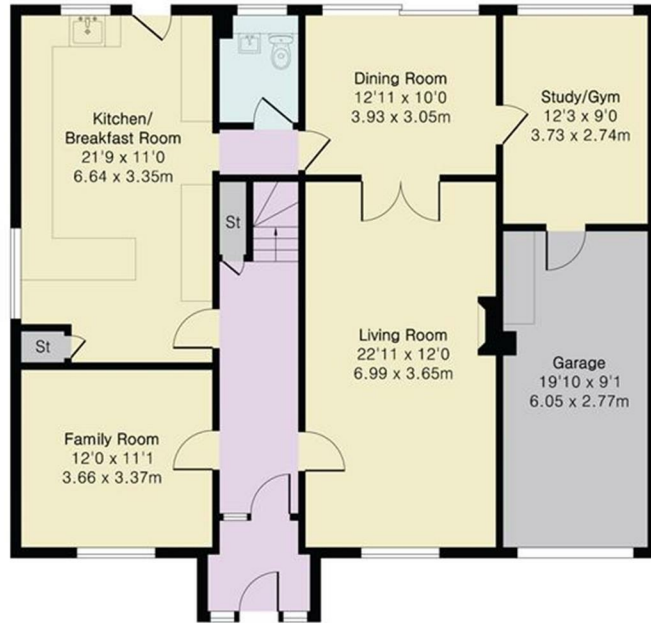
**PROPERTY INFORMATION**  
EPC - F  
Tenure - Freehold  
Council Tax Band - E (East Cambs)  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 198 SQM  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - tbc  
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

**Location**  
Cheveley is a charming village located near Newmarket in Suffolk, England, known for its picturesque surroundings and welcoming community. It offers a range of local amenities including a primary school, village hall, a local convenience store and a traditional pub. The village is approximately 2 miles from Newmarket, renowned for its horse racing heritage and various shopping options, while Cambridge is about 15 miles to the northwest, providing access to a wider array of services and cultural attractions. Cheveley's location also offers easy access to the A14, connecting it to major towns and cities in the region.

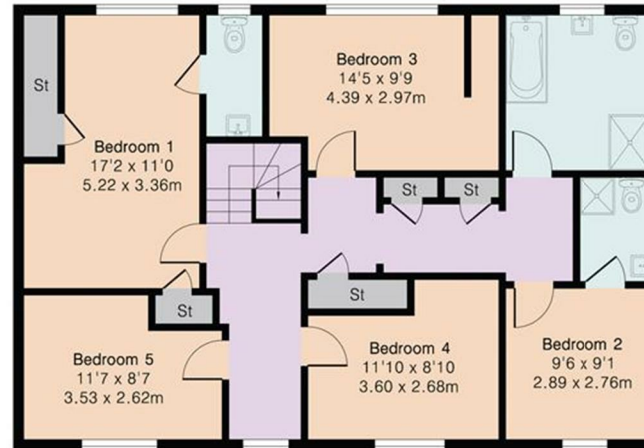
## Approximate Gross Internal Area 2383 sq ft - 221 sq m (Including Garage)

Ground Floor Area 1337 sq ft – 124 sq m

First Floor Area 1046 sq ft – 97 sq m



Ground Floor



First Floor

- **Substantial Detached House**
- **Beautifully Presented Throughout**
- **Contemporary Kitchen/Breakfast Room**
- **Four Reception Rooms**
- **Five Bedrooms, 1 En Suite, 1 En Suite Cloakroom**
- **Contemporary Bathroom**
- **Beautiful Family Rear Garden**
- **Expansive Driveway & Garage**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**



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.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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