



**Flint Lodge,
Park Road, Cheveley.**

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Flint Lodge, 6 Park Road, Cheveley, CB8 9DF

Cheveley is a sought-after and very well-regarded Cambridgeshire village located just four miles east of Newmarket and is renowned for its picturesque countryside and strong equestrian heritage. The village offers a range of everyday amenities including a recreation ground, convenience store, public house, church, a well-regarded primary school, and excellent access to the A14, making it an ideal location for commuters to Cambridge, Bury St Edmunds and beyond.

Immaculately presented, characterful accommodation in excess of 1400 Sq Ft that has been sympathetically modernised whilst retaining period features such as stone window surrounds, exposed beams, strip wood doors and fireplaces. Externally the property enjoys driveway parking with EV charging and a lovely South Westerly facing rear garden.

Flint Lodge is a quaint, charming and detached three-bedroom Victorian cottage located in the heart of the sought after village of Cheveley.

ENTRANCE HALL - Featuring attractive terracotta stone tiled flooring, an alarm system, and a door leading to:

CLOAKROOM - Fitted with a front-aspect window, pedestal wash hand basin, low-level WC, space and plumbing for a washing machine, and tiled splashbacks.

OFFICE / DINING ROOM / PLAYROOM / SNUG - A versatile reception room enjoying a double aspect with windows to the front and side, creating a light and airy feel. A feature cast iron fireplace provides a charming focal point. A further door leads into the inner hallway, making this flexible space ideal as a home office, dining room, playroom, snug, or additional family room.

INNER HALLWAY - With stairs rising to the first floor, an understairs storage cupboard, and a pair of French doors opening onto the external steps leading to the rear garden. A door provides access to the kitchen.

KITCHEN - A modern, well-appointed fitted kitchen with an excellent range of matching wall and base units, drawers, and granite worktops. Features include a 1½ bowl Belfast sink with drainer, windows to the front and side aspects, space and plumbing for a dishwasher, a four-ring hob with double oven, and space for a fridge/freezer. Steps lead down into the main living area.

SITTING ROOM - A bright and spacious living room featuring exposed timber beams, wood flooring, and patio doors opening onto the rear garden. There is useful understairs storage and a staircase leading to the principal bedroom suite. This is a superb family living and entertaining space.

FIRST FLOOR:

PRINCIPAL BEDROOM - A generously proportioned dual-aspect double bedroom with an impressive vaulted ceiling. The room benefits from windows to both the front and rear aspects, along with Velux roof windows, creating a wonderfully light and airy atmosphere.

A door leads to:

EN SUITE BATHROOM - Beautifully appointed with twin his-and-hers wash hand basins, a pear-shaped bath with mixer tap, shower over and glazed screen, fully tiled walls and floor, a concealed-cistern WC with push-button flush, chrome ladder-style heated towel rail, and a Velux roof window to the front aspect.

LANDING - Accessed via the staircase from the inner hallway, with doors leading to Bedrooms Two and Three and the shower room. The landing also benefits from a loft hatch and a useful storage cupboard with fitted slatted shelving, formerly the airing cupboard.

BEDROOM TWO - A good-sized double bedroom featuring attractive character windows to the side aspect.

BEDROOM THREE - A comfortable bedroom with a Velux roof window and an additional rear-aspect window.

SHOWER ROOM - Fitted with a tiled floor, fully tiled shower enclosure, wash hand basin, concealed-cistern WC, heated towel rail, extractor fan, and a front-aspect window.

OUTSIDE

FRONT GARDEN - The property is approached via a charming front garden enclosed by a traditional picket fence, with a pathway leading to the entrance and a beautiful climbing rose framing the front door. To the side is a driveway providing off-road parking for at least two vehicles, together with an EV charging point. Gated side access leads to the rear garden.

REAR GARDEN - A beautifully enclosed and sunny rear garden, thoughtfully landscaped to provide a paved patio ideal for outdoor dining and entertaining, a central lawn, raised flower borders and planting beds, a garden shed, an outside tap, and steps leading up to a pedestrian gate providing access to the front of the property and parking area.

SERVICES Gas 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 : West Suffolk Council

COUNCIL TAX BAND : D

EPC : TBC

TENURE Freehold.

CONSTRUCTION TYPE :

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 45 mbps download, up to 8 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS : startles.grazes.disposal

VIEWING Strictly by prior appointment only through DAVID BURR.

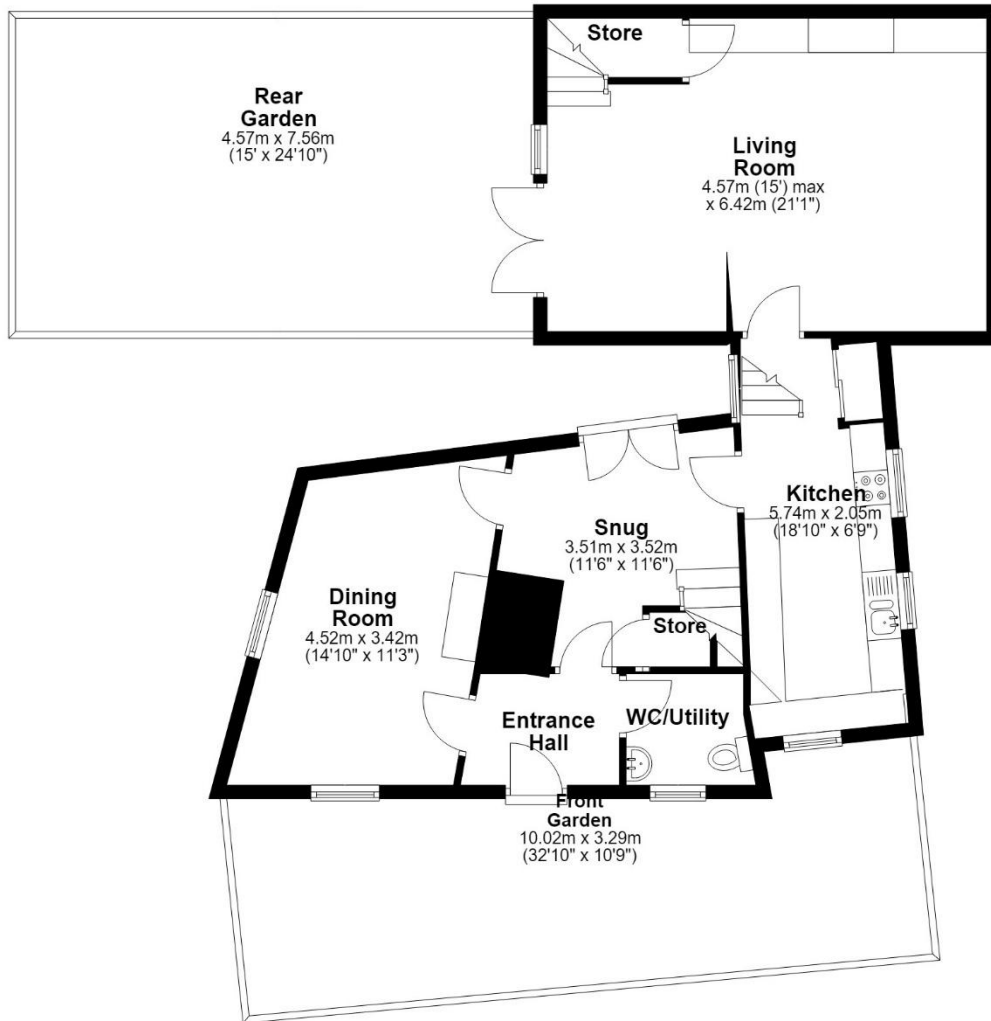
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Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)
(excluding Rear Garden, Front Garden)



First Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



Total area: approx. 140.2 sq. metres (1509.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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