



**29 High Street
Cheveley, Suffolk**

**DAVID
BURR**



29 High Street, Cheveley, Newmarket, Suffolk CB8 9DQ

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 attractive semi-detached Victorian property is situated in the heart of one of the area's most sought after villages, backing onto meadowland. The property offers tastefully presented living accommodation with an open-plan feel on the ground floor including a particularly impressive kitchen/breakfast room with the added benefit of ample off-road parking and large enclosed rear gardens enjoying views to the rear.

A tastefully presented Victorian property within walking distance of amenities backing onto meadowland.

Ground Floor

ENTRANCE HALL: With stairs rising to the first floor.

SITTING ROOM: A lovely light room featuring a wood burning stove with wooden mantel and surround with built-in cupboards and shelving to the side, an additional open fireplace and outlook to the front aspect.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of units under worktops with a ceramic sink and drainer inset. Appliances include an eye-level oven and microwave, fridge and freezer, four ring hob with extractor hood, integrated dishwasher and space for a fridge/freezer. Underfloor heating throughout. Bi-fold doors open to the terrace and gardens beyond.

UTILITY ROOM: Fitted with further storage, space and plumbing for a washing machine and door leading to the rear.

CLOAKROOM: WC and wash basin.

First Floor

LANDING: Leads to:

BEDROOM 1: With feature fireplace and built-in wardrobe and outlook to the front.

BEDROOM 2: With built-in wardrobe and outlook to the rear.

BEDROOM 3: With outlook to the rear.

FAMILY BATHROOM: Tastefully fitted with a white suite comprising WC, wash basin, freestanding bath with shower attachment, walk-in shower and heated towel rail.

Second Floor

BEDROOM 4: A double bedroom with storage in the eaves and three skylights.

Outside

The property sits in a prominent position along the High Street within walking distance of amenities with parking to the front for two to three vehicles. A gated access leads to the garden at the rear of the property which is an asset offering an extensively paved terrace opening onto the lawn which is flanked by mature beds and borders enjoying the backdrop of adjacent meadowland beyond. There is a wooden playhouse and timber garden shed.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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EPC RATING: Band D.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: Band C. £2,013.25 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick built.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Signal is limited.

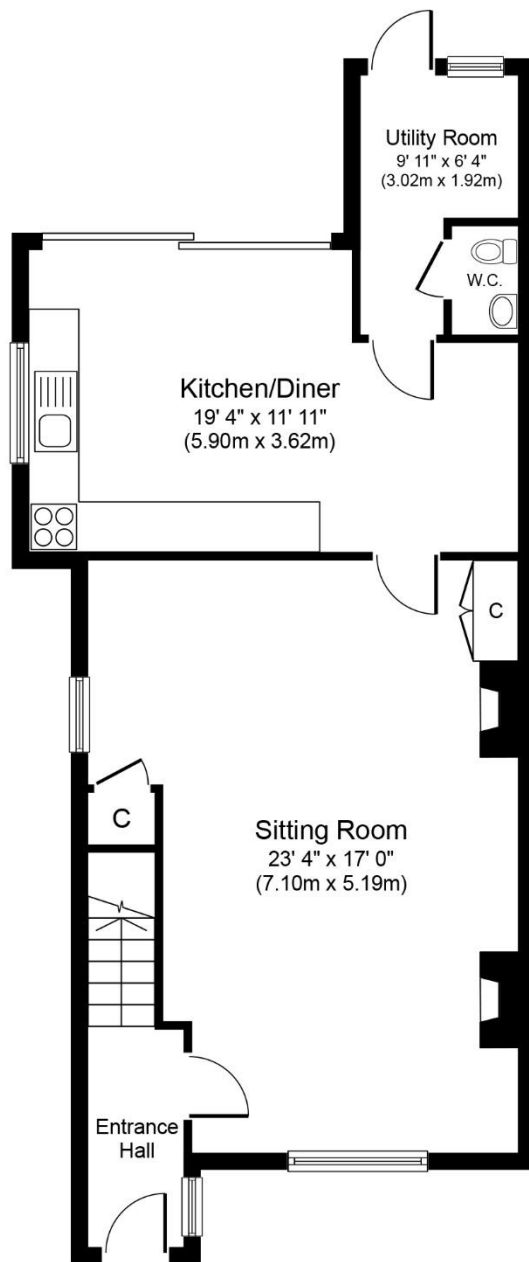
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WHAT3WORDS: trails.composes.response

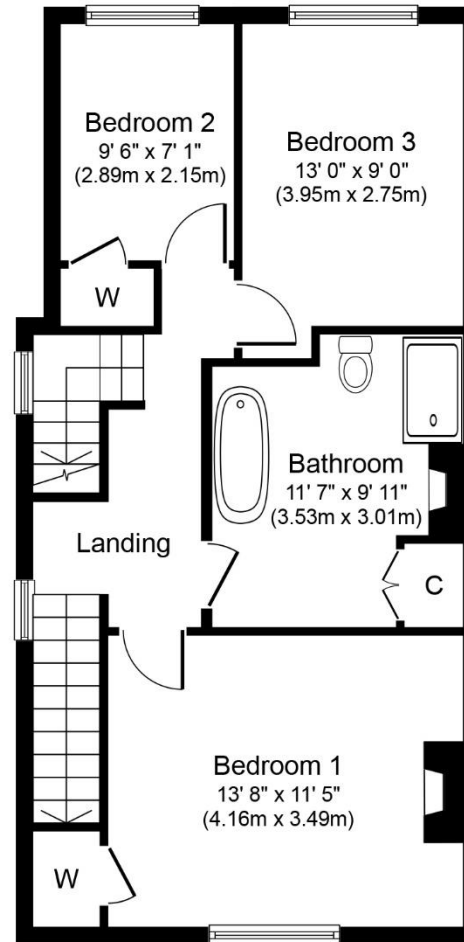
VIEWING: Strictly by prior appointment only through DAVID BURR.

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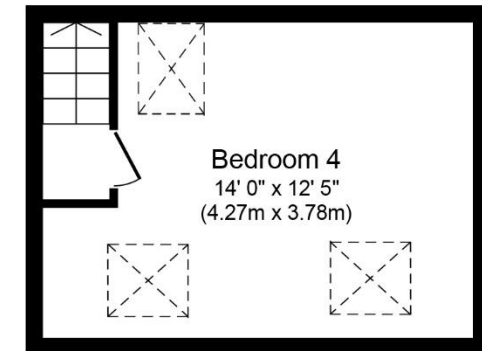




Ground Floor
Approximate Floor Area
685 sq. ft.
(63.7 sq. m.)



First Floor
Approximate Floor Area
588 sq. ft.
(54.6 sq. m.)



Second Floor
Approximate Floor Area
210 sq. ft.
(19.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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