



**30 Icknield Close,  
Cheveley**

**DAVID  
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# 30 Icknield Close, Cheveley, CB8 9SU

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.

A vacant three-bedroom detached bungalow located in the highly sought-after village of Cheveley. Thoughtfully renovated throughout, the property comprises an entrance hall, open-plan living room, kitchen and dining area, three bedrooms, and a bathroom, with an enclosed rear garden. Additional benefits include ample off-road parking via the driveway and a garage.

## A renovated three-bedroom detached bungalow in the sought-after village of Cheveley.

### Ground Floor

**PORCH** Accessed via a part-glazed composite entrance door, with wood-effect flooring.

**HALLWAY** Featuring wood-effect flooring and a contemporary electric panel heater.

**LIVING / DINING ROOM** A generous open-plan, double-aspect space with a fireplace incorporating a wood-burning stove. Additional features include wood-effect flooring, a modern electric panel heater and French doors opening onto the garden.

**KITCHEN** A well-appointed fitted kitchen with a range of modern base and wall units, integrated eye-level double oven, induction hob with extractor and black glass splashback. Further benefits include an integrated dishwasher, washer/dryer, inset downlighting, feature plinth lighting and a breakfast bar.

**BEDROOM 1** With fitted wardrobe, wood-effect flooring and a modern electric panel heater.

**BEDROOM 2** With wood-effect flooring and a modern electric panel heater.

**BEDROOM 3** Also benefiting from wood-effect flooring and a modern electric panel heater.

**BATHROOM / SHOWER ROOM** Fitted with a contemporary white suite comprising a panelled bath and separate glass-screened shower cubicle, low-level WC with concealed cistern and wash hand basin with storage beneath. Finished with part-tiled walls and wood-effect flooring.

### Outside

The property has low-maintenance shingled front and side gardens with a paved approach to the entrance. A driveway provides off-road parking and leads to a garage, while the enclosed side garden offers a lawn, covered patio area and gated pedestrian access.

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**SERVICES** Electric 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** C. (£2,089.55 per annum)

**EPC** E.

**TENURE** Freehold.

**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** exposes.scarecrow.pace

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



