



Park Road, Cheveley
Newmarket, CB8 9DF
£400,000

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Park Road, Newmarket, CB8 9DF

A substantial semi-detached family home situated in the popular village of Cheveley, conveniently located close to Newmarket.

The spacious accommodation comprises a generous living room, fitted kitchen, conservatory/diner, ground floor shower room, three bedrooms and a family bathroom.

Outside, the fully enclosed rear garden features mature flower and shrub borders together with a decked patio, providing an ideal space for outdoor entertaining and relaxation. To the front, a long driveway provides ample off-road parking for several vehicles and leads to a garage.

An excellent opportunity to acquire a spacious family home in a popular village location. Viewing is highly recommended.

Bathroom 1
Suite comprising of a shower cubicle, WC and a vanity sink unit with storage. Window to front aspect.

Kitchen
11'11" x 10'5"
Fitted with a range of eye and base level units with worktop over. Stainless steel sink with mixer tap over. Space for white goods with a window to the front aspect.

Living Room
18'11" x 10'7"
Bricked fireplace with log burning grate, with french doors leading to conservatory and window to rear aspect.

Conservatory/Dining Room
18'4" x 15'5"
Built in storage with french doors leading to rear garden.

Bedroom 1
14'3" x 8'8"
Windows to side and front aspect.

Bedroom 2
12'2" x 7'1"
Built in storage with window to rear aspect.

Bathroom
Suite comprising of a panelled bath

with shower attachment over, WC and a vanity sink unit with storage. Window to rear aspect.

Bedroom 3
10'5" x 7'2"
Built in storage with window to front aspect.

Garage
20'9" x 8'11"
Side- hinged double garage doors.

Workshop
13'11" x 8'11"
Detached workshop with power and lighting, window to side aspect.

Outside Front
Large paved driveway with parking for multiple cars.

Outside Rear
Fully enclosed Rear garden mainly laid to lawn with decked area leading from conservatory and a paved pathway leading to the workshop.

Property Details
EPC - TBC
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 125 SQM
Parking – Garage/Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps 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 1345 sq ft - 125 sq m
(Including Garage & Excluding Outbuilding)**

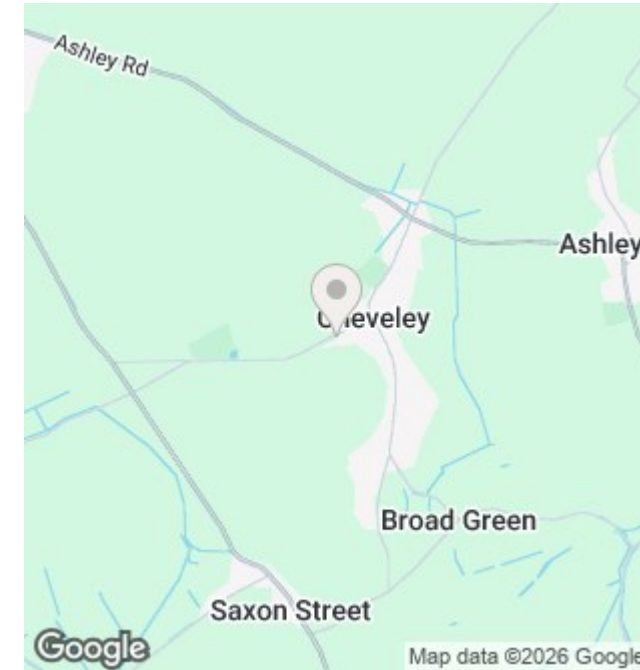
Ground Floor Area 937 sq ft – 87 sq m

First Floor Area 408 sq ft – 38 sq m

Outbuilding Area 125 sq ft – 12 sq m



- **Spacious Accommodation**
- **Conservatory**
- **Garage**
- **Ample Parking**



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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