



52 New Cheveley Road
Newmarket, Suffolk CB8 8BS
£365,000

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52 New Cheveley Road, Newmarket, Suffolk CB8 8BS

An attractive, updated and improved, double bay fronted 1930's extended semi-detached family home standing on the ever sought after South side of the Town Centre with catchment to the highly regarded Ditton Lodge Primary School and located only moments from the Train Station, High Street and Tattersalls.

This charming property enjoys some cleverly planned, tastefully decorated and immaculately presented open plan accommodation throughout with the light and airy rooms to include an entrance hallway, cloakroom, bay windowed sitting room with superb feature gas fireplace, dining room, study and a fully fitted and well equipped kitchen with utility area. To the first floor are three generously proportioned bedrooms and a re-fitted family bathroom.

Externally the property boasts a low maintenance walled and paved front garden with gated side access leading to a fully enclosed, long and well maintained South facing rear garden with large timber shed and gated access to off road parking space.

An outstanding family home, viewings are absolutely essential to fully appreciate.

EPC (D)

Accommodation Details

Door to the side leading through to:

Entrance Hall

With staircase rising to the first floor, built in storage cupboard, radiator, access and door leading through to:

Living Room 15'11" x 12'4" (4.85m x 3.76m)

With square bay window to the front aspect, feature gas fire to the side, engineered wood flooring, TV aerial connection point, radiator, opening leading through to:

Dining Room 12'4" x 9'4" (3.76m x 2.84m)

With engineered wood flooring, radiator, access and door leading through to:

Study 12'4" x 10'8" (3.76m x 3.25m)

With window to the rear aspect, telephone connection point, radiator.

Kitchen 20'0" x 6'9" (6.10m x 2.06m)

Fitted with a range of eye level and base storage units with working top

surfaces over, built in oven, built in microwave oven, separate hob, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, tiled flooring, radiator, two windows to the side aspect, part glazed door with glazed panel to the side leading to the rear garden.

Cloakroom 6'9" x 3'1" (2.06m x 0.94m)

Comprising low level WC and wash hand basin, tiled flooring, radiator, window to the front aspect.

First Floor Landing

With window to the side aspect, access to loft space, access and door leading through to:

Master Bedroom 13'1" x 11'5" (3.99m x 3.48m)

With square bay window to the front aspect, radiator.

Bedroom 2 12'1" x 11'5" (3.68m x 3.48m)

With window to the rear aspect, radiator.

Bedroom 3 9'1" x 9'1" (2.77m x 2.77m)

With window to the rear aspect, radiator.

Bathroom 7'9" x 6'6" (2.36m x 1.98m)

With suite comprising panel bath with plumbed shower over and glass screen, was hand basin and low level WC, part tiled walls, tiled flooring, chrome heated towel rail, window to the front aspect.

Outside - Front

Enclosed front garden with gated access, laid to lawn and bordered by a variety of plants/shrubs, gated access to rear garden.

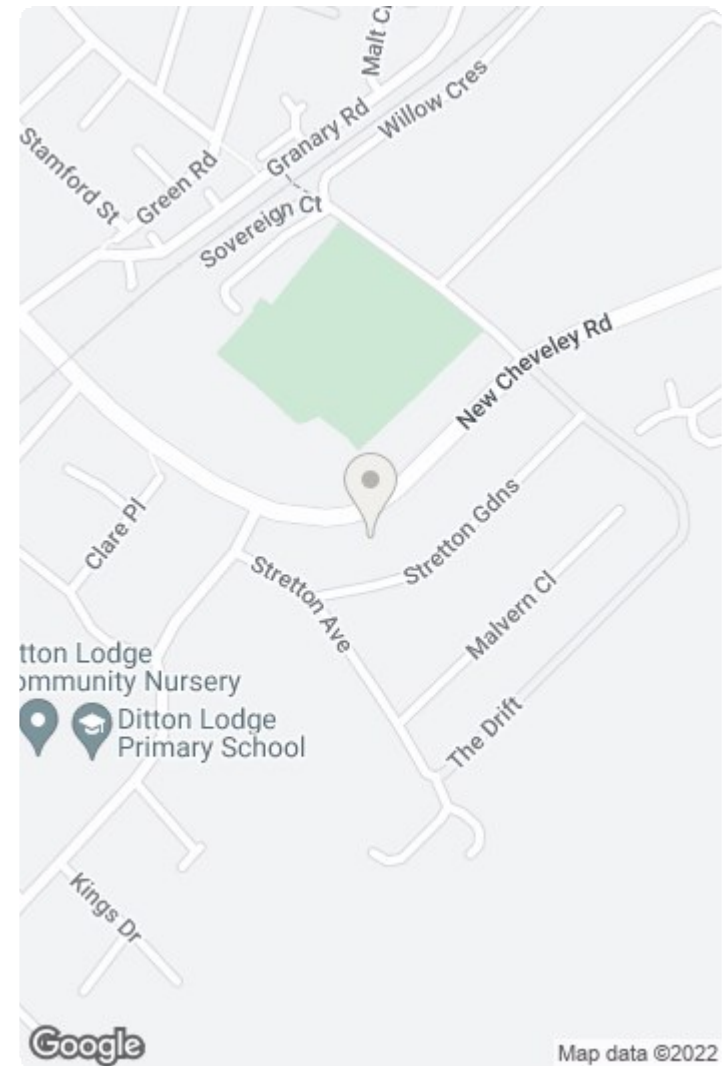
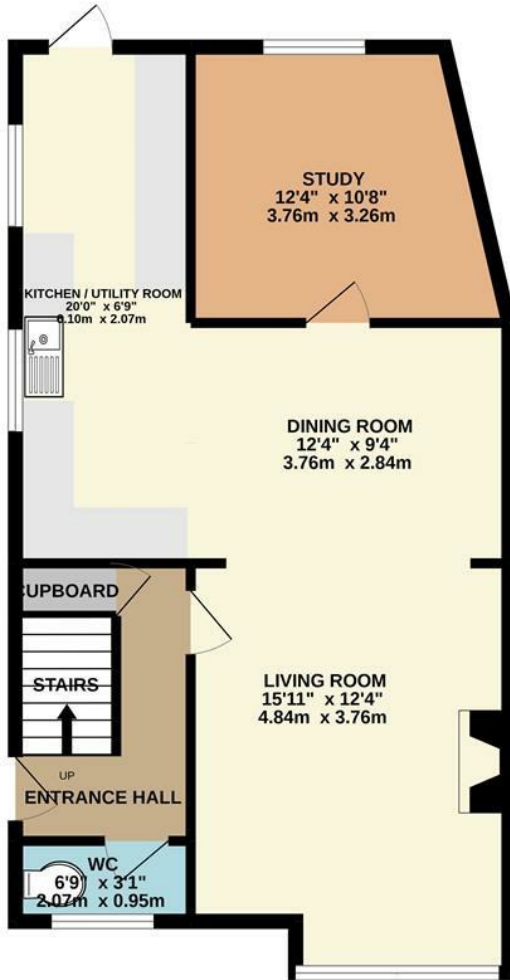
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, outside tap, paved pathway to the side of the property and to leading to the rear with access to large timber built shed, gated rear access leading to off road parking space.



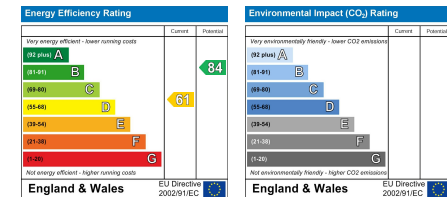
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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