

THE MORGAN (PLOT 17)

FARRIERS WALK, CHEVELEY, CAMBRIDGESHIRE

JACKSON-STOPS

THE MORGAN (PLOT 17)
FARRIERS WALK, CHEVELEY, NEWMARKET, SUFFOLK, CB8 9RQ

TOTAL APPROX. FLOOR AREA 1,277 SQ FT / 118.6 SQ M

A STUNNING DETACHED NEW BUILD HOME IN A DESIRABLE, EDGE OF VILLAGE LOCATION WITH PARKING AND ENCLOSED WEST FACING GARDEN



DISTANCE

NEWMARKET 4 MILES
BURY ST EDMUNDS 14 MILES
CAMBRIDGE 17 MILES
LONDON 70 MILES

GROUND FLOOR

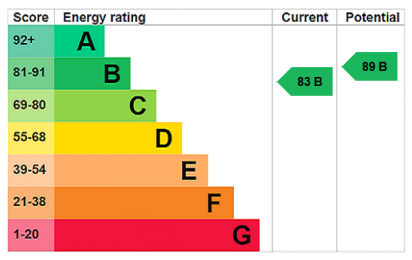
- Entrance Hall
- Kitchen/Dining Room
- Living Room
- Cloakroom

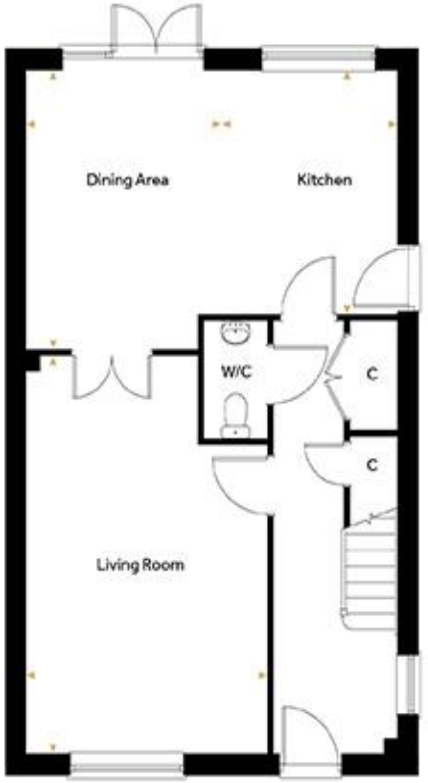
FIRST FLOOR

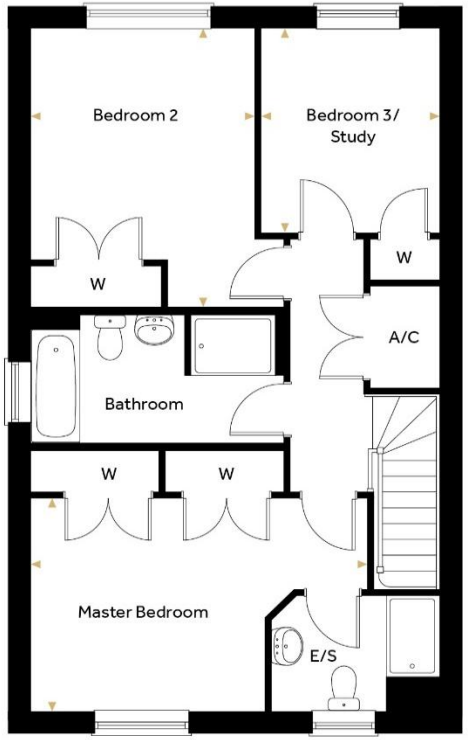
- Landing
- Master Bedroom with En-Suite Shower Room
- Bedroom 2
- Bedroom 3/Study
- Family Bathroom

OUTSIDE

- Driveway with Parking for Two Cars
- Enclosed Rear Garden







jackson-stops.co.uk

THE PROPERTY

The Morgan is an impressive new build house with an enclosed west facing garden. Set in a desirable edge of village location, this well located property has rendered elevations over a brick plinth under a slate roof. The light and spacious property extends to 1,277 sq ft, with double glazing and underfloor heating to the ground floor.

The welcoming **entrance hall** has a door to the front, window to the side, stairs to the first floor, two storage cupboards and Moduleo floor. The spacious **living room** has a sash window to the front and double doors to the kitchen/dining room. The well finished **kitchen/dining room** has windows and double doors to the rear and a door to the side, base and eye level units, worktops with tiled splashbacks, one and a half bowl stainless steel sink with drainer, breakfast bar with storage, integrated appliances including Bosch four ring induction hob with extractor hood above, oven/grill, space for an upright fridge freezer, space and plumbing for a washer/dryer, recessed ceiling downlights and Porcelanosa tiled floor. The **cloakroom** has a wash basin, w/c, extractor fan and Moduleo floor. The **landing** has access to the loft space and airing cupboard. The **master bedroom** has a window to the front and built-in wardrobes. The **en-suite shower room** has a window to the front, wash basin, w/c, tiled walk-in shower cubicle, extractor fan and Moduleo floor. **Bedroom 2** has a window to the rear and built-in wardrobes. **Bedroom 3** has a window to the rear and built-in wardrobes. The **family bathroom** has a frosted window to the side, wash basin, shaver point, w/c, bath with shower attachment, tiled walk-in shower cubicle and Moduleo floor.







OUTSIDE

The property has a paved **driveway** with parking for two cars. The **front** of the property has flower and shrub beds, outside lighting, EV charging point and a pedestrian gate providing access to the garden. The west facing **garden** wraps around the side of the property and is enclosed by close boarded wooden fencing with a paved path, fully turfed rear garden, outside lighting and tap.

LOCATION

Farriers Walk is located on the edge of this popular Cambridgeshire village, surrounded by stud farms. Cheveley has a shop/Post Office, primary school, Church, public house, village hall and recreation ground. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club: Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately a forty minute drive.







DIRECTIONS CB8 9RQ

From Newmarket take the B1063 to Cheveley. On entering the village turn right at the crossroads onto the High Street. Continue through the village passing the shop and public house and Farriers Walk is on the right before leaving the village.

PROPERTY INFORMATION

SERVICES: Mains water, drainage and electricity. Heating via an air source heat pump. (Underfloor heating to the ground floor and radiators to the first floor).

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band To Be Confirmed
Current annual charge: £ To Be Confirmed

LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

ESTATE MANAGEMENT CHARGE: £304.68 per plot per annum

What3words: ///skirt.happy.polishing

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET
01638 662231
newmarket@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove
JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910