

THE FRIESIAN (PLOT 9)

FARRIERS WALK, CHEVELEY, CAMBRIDGESHIRE

JACKSON-STOPS

THE FRIESIAN (PLOT 9)
FARRIERS WALK, CHEVELEY, NEWMARKET, SUFFOLK, CB89RQ

TOTAL APPROX. FLOOR AREA 2,042 SQ FT / 189.7 SQ M

A BEAUTIFULLY PRESENTED DETACHED NEW BUILD FAMILY HOUSE IN A HIGHLY SOUGHT AFTER VILLAGE WITH A GARAGE AND ESTABLISHED GARDEN



DISTANCE

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining/Family Room
- Living Room
- Study
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Master Bedroom with En-Suite Shower Room
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3
- Bedroom 4
- Family Bathroom

SECOND FLOOR

- Landing
- Bedroom 5
- Bedroom 6

OUTSIDE

- Driveway with Parking for Two Cars
- Single Garage
- Enclosed Rear Garden



THE PROPERTY

The Friesian is an impressive family house with a good sized 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 2,042 sq ft, with double glazing and underfloor heating to the ground floor.

The welcoming **entrance hall** has a door to the front, stairs to the first floor, understairs storage and Porcelanosa floor. The spacious **living room** has a sash window to the front, fireplace housing a wood burning stove with mantel piece and a stone hearth and double doors to the kitchen/dining/family room. The well finished **kitchen/dining/family room** has windows to the rear, double doors to outside, base and eye level units, Silestone worktops with upstands, one and a half bowl sink with drainer, integrated appliances including a Bosch four ring induction hob with extractor hood above, dishwasher, fridge/freezer, two ovens and grill, recessed ceiling downlights and Porcelanosa floor. The useful **utility room** has Silestone worktops with upstands, space and plumbing for a washer and dryer, recessed ceiling downlights and Porcelanosa floor. The **study** has a sash window to the front. The **cloakroom** has a wash basin, w/c, extractor fan, recessed ceiling downlights and Porcelanosa floor. The **landing** has stairs to the second floor, storage cupboard and airing cupboard. The **master bedroom** has a window to the front and built-in wardrobes. The **en-suite shower room** has a sash window to the front, wash basin, w/c, tiled walk-in shower cubicle, shaving point, extractor fan, recessed ceiling downlights and Moduleo floor. **Bedroom 2** has a window to the front and a built-in wardrobe. The **en-suite shower room** has a frosted window to the side, wash basin, w/c, tiled walk-in shower cubicle, shaver point, extractor fan, recessed ceiling downlights and Moduleo floor.







Bedroom 3 has a window to the rear and a built-in wardrobe. **Bedroom 4** has a window to the rear and a built-in wardrobe. The **family bathroom** has a frosted window to the rear, wash basin, w/c, bath with tiled surround, shaver point, extractor fan, recessed ceiling downlight and Moduleo floor. The second floor **landing** has a Velux window to the rear and a storage cupboard. **Bedrooms 5 and 6** have Velux windows to the rear.

OUTSIDE

The property has a paved **driveway** to the side with parking for two cars. The **front** of the property has a small lawn, flower and shrub beds, outside lighting, EV charging point and a pedestrian gate providing access to the garden. The **garden** is enclosed by close boarded wooden fencing and a paved path with five trees to the rear, turfed garden, outside lighting and tap. The single **garage** has an up and over door to the front, a door to the side and power and lighting.



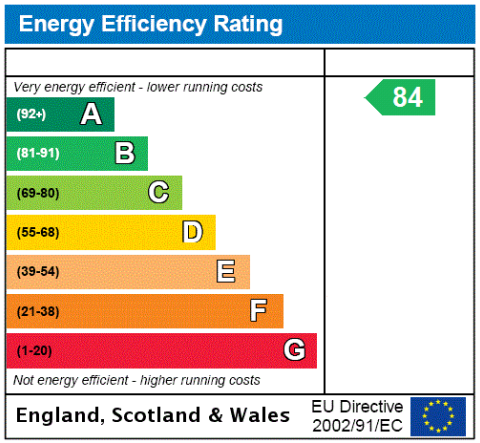






LOCATION

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 SERVICES

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

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

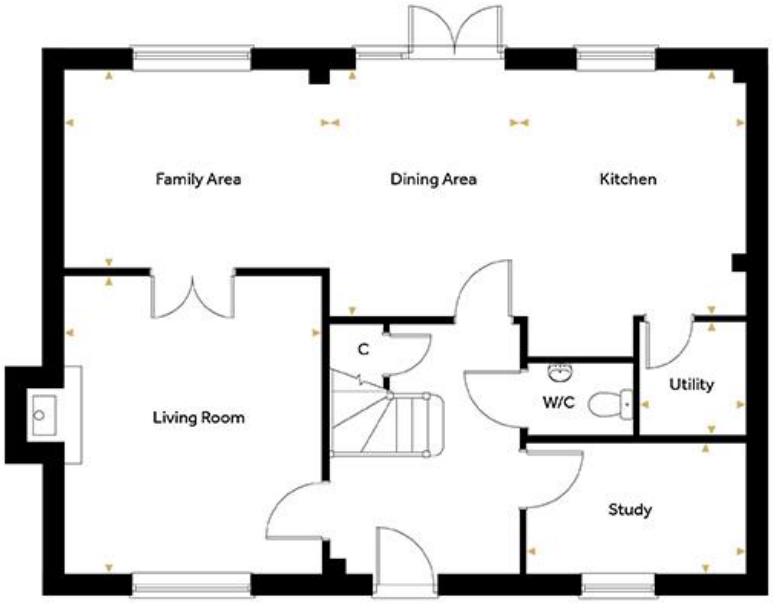
COUNCIL TAX: Band To Be Confirmed
Current annual charge: £ To Be Confirmed

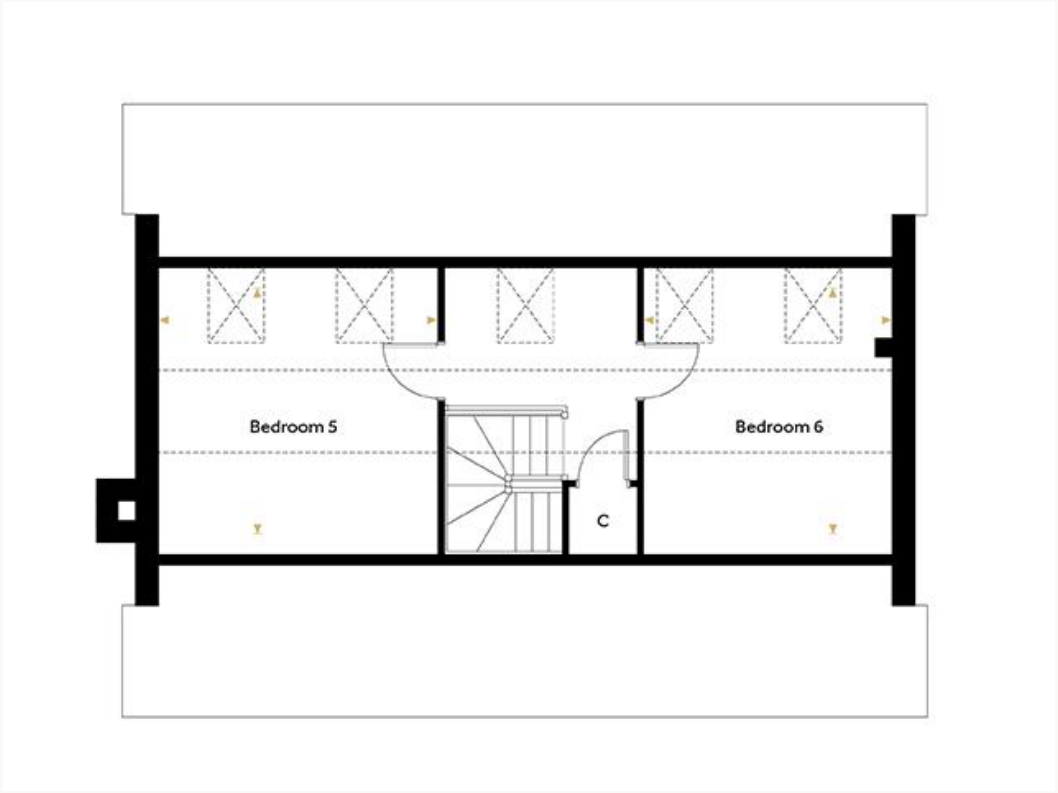
LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

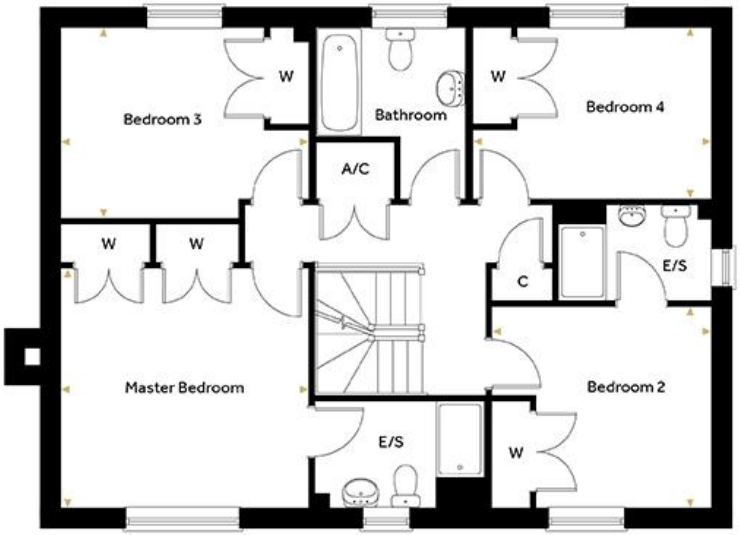
ESTATE MANAGEMENT CHARGE: £304.68 per plot per annum

What3words: ///skirt.happy.polishing

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


Family Area
Dining Area
Kitchen
Living Room
C
W/C
Utility
Study


Bedroom 5
Bedroom 6
C


Bedroom 3
W
Bathroom
W
Bedroom 4
A/C
W
W
C
E/S
Master Bedroom
Bedroom 2
E/S
W

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

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