



**Clematis House**  
**2 Little Green, Cheveley**

**DAVID  
BURR**



# Clematis House, 2 Little Green, Cheveley CB8 9RG

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.

Clematis House is a superbly presented and deceptively large four-bedroom detached house in the vastly popular Cambridgeshire village of Cheveley. Having gone through an impressive and comprehensive renovation, the well-proportioned accommodation that measures over 2,200 sq.ft boasts a stylish and high-spec finish throughout. Externally boasting ample driveway parking, an integral double garage and well-presented and spacious gardens.

## A beautifully presented four-bedroom detached house in Cheveley measuring over 2,200 sq.ft of accommodation.

**ENTRANCE HALL** Door and windows to front aspect, stairs rising to the first floor, understairs storage and a door leading to the side aspect of the property.

**KITCHEN / DINING ROOM** A large and impressive room with a stylishly fitted kitchen with fitted units and drawers with Italian quartz worktops over and an inset double sink and drainer. Integrated appliances include an oven, microwave oven, large induction hob, extractor and dishwasher, with further space for a double sized fridge-freezer. Ample dining space, both around the kitchen island and in the dining half of the room, window to rear aspect and sliding doors leading to the rear garden terrace.

**SITTING ROOM** With an electric fireplace and sliding doors leading to the rear garden terrace.

**PLAY ROOM / SNUG** With an open fireplace and a window to front aspect.

**CLOAKROOM** Fitted storage with oak worktops over and an inset butler sink. WC, heated towel rail and window to rear aspect.

### First Floor

**LANDING** A large space with fitted storage, as well as a large **UTILITY** cupboard with space and plumbing for appliances. Windows to rear and side aspects.

**MASTER BEDROOM** Fitted wardrobes, windows to rear aspect and an **ENSUITE** with His-and-Hers vanity sink units, a shower cubicle, WC, heated towel rail and window to side aspect.

**BEDROOM 2** Window to front aspect.

**BEDROOM 3** Fitted wardrobes and windows to front aspect.

**BEDROOM 4** Fitted wardrobe and window to front aspect.

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**BATHROOM 1** A double sized shower cubicle, wash hand basin, heated towel rail, WC, fitted storage and a window to rear aspect.

**BATHROOM 2** Fitted with a bath and a shower over, wash hand basin, WC, heated towel rail and a window to rear aspect.

## Outside

The property boasts ample driveway parking that also leads to the **INTEGRAL DOUBLE GARAGE**. The remaining front aspect is mainly lawned with a paved pathway leading to the front door. Additionally enclosed by a picket fence and enjoying established shrubs. The rear garden is also predominately lawned with a large paved terrace with electric sockets and a wonderful selection of established shrubs, hedging and trees along with a large shed.

**SERVICES** Oil fired central heating with underfloor heating in the kitchen/dining area. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** D.

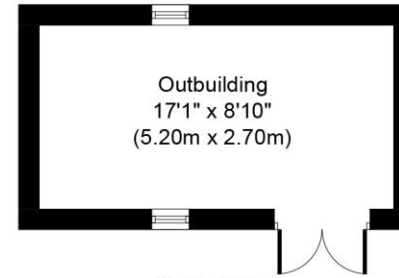
**TENURE** Freehold.

**WHAT3WORDS** recliner.attitudes.divides

**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agents.



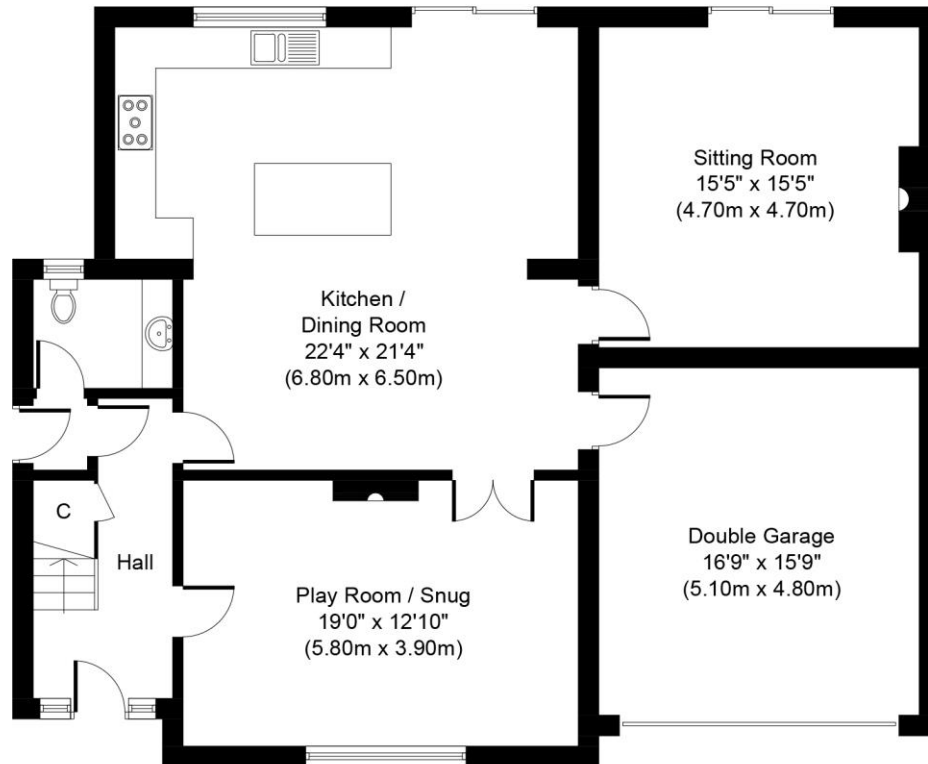


Outbuilding  
17'1" x 8'10"  
(5.20m x 2.70m)



**Outbuilding**  
**Approximate Floor Area**  
**151 Sq. ft.**  
**(14.0 Sq. m.)**

(Not Shown In Actual  
Location / Orientation)



Kitchen /  
Dining Room  
22'4" x 21'4"  
(6.80m x 6.50m)

Sitting Room  
15'5" x 15'5"  
(4.70m x 4.70m)

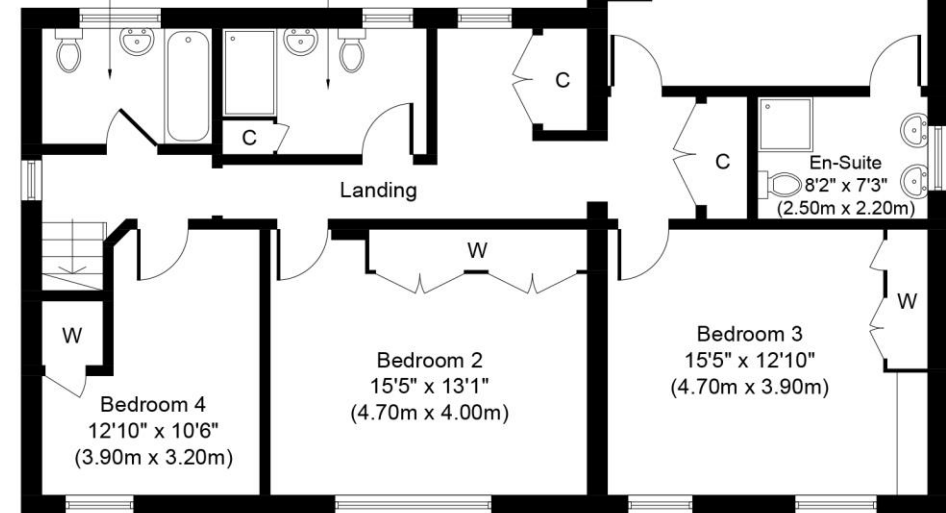
Play Room / Snug  
19'0" x 12'10"  
(5.80m x 3.90m)

Double Garage  
16'9" x 15'9"  
(5.10m x 4.80m)

**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**1387 Sq. ft.**  
**(128.9 Sq. m.)**

Bathroom  
8'2" x 5'7"  
(2.50m x 1.70m)

Bathroom  
9'10" x 6'11"  
(3.00m x 2.10m)



Bathroom  
8'2" x 5'7"  
(2.50m x 1.70m)

Bathroom  
9'10" x 6'11"  
(3.00m x 2.10m)

Master Bedroom  
15'5" x 14'5"  
(4.70m x 4.40m)

En-Suite  
8'2" x 7'3"  
(2.50m x 2.20m)

Landing

Bedroom 4  
12'10" x 10'6"  
(3.90m x 3.20m)

Bedroom 2  
15'5" x 13'1"  
(4.70m x 4.00m)

Bedroom 3  
15'5" x 12'10"  
(4.70m x 3.90m)

**First Floor**  
**Approximate Floor Area**  
**1145 Sq. ft.**  
**(106.4 Sq. m.)**

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

