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CHAPEL ROAD | WESTON COLVILLE

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*Character Grade II Cottage in Popular Village Location*

# CHAPEL ROAD | WESTON COLVILLE

Offers In The Region Of £495,000 Freehold

## FEATURES

- Impressive refitted Neptune kitchen/Breakfast room
- Recently part re-thatched
- Character property with many original features
- Generous private rear garden to the rear
- Easy access to Newmarket & Cambridge
- Easy Access to A11/14
- Virtual 3D Tour Available
- Oil fired Central Heating
- Grade II Listed

## DESCRIPTION

Delightful Grade II Listed thatched cottage that has been recently renovated to a high standard through-out. Featuring a Neptune Kitchen Diner, impressive living space with the added benefit of three reception rooms and ample off road parking situated in the quaint village of Weston Colville just 14 miles south east of Cambridge and 6 miles south of Newmarket.

### Dining Room / Entrance Hall 17'0" x 15'8" (5.20m x 4.80)

Tiled flooring, storage cupboard under stairs. Window to front and rear aspect.

### Sitting Room 16'11" x.12'11" (5.18m x.3.94m)

Exposed beams & timbers and windows providing dual aspect to the front and rear. An exposed brick inglenook fireplace with refitted double wood burner.

### Family Room / Study 12'5" x 10'0" (3.81m x 3.05)

Feature beams and brick flooring. Double doors leading to rear garden.



## ACCOMMODATION

### **Kitchen/Breakfast Room 13'8" x 12'9" (4.19m x 3.89m)**

stunning Neptune Suffolk kitchen incorporating light grey base units with Quartz worktops and two matching wall display units with glazed doors and shelving inside. A range of integrated appliances include Bosch dishwasher, washing machine and tumble dryer. There is space for a large American style fridge freezer and space for Range master cooker or AGA. There is a Villeroy & Bosch Franke sink with curved edges, mixer tap and separate spray tap, incinerator. An island is central to the kitchen with quartz worktop and storage cupboards below with soft close drawers. An extractor hood is concealed within a cooker surround. Fired Earth white tiles are fitted below to provide a splash back. There are special features to the kitchen including chopping board inserts, spacious pantry with drawers below, pull out drawer with fitted bin and fitted wine rack.

### **First Floor Landing**

Airing cupboard. Window to rear aspect.

### **Bedroom 1 15'11" x 12'6" (4.86m x 3.82m)**

Window to rear and side aspect. Built in wardrobe and fitted storage units.

### **Bedroom 2 15'10" x 12'8" (4.84m x 3.88m )**

Windows to both front and rear aspect. Vaulted ceiling with exposed beams.

### **Bedroom 3 (leading on from bedroom 2) 12'8" x 9'11"**

**(3.88m x 3.04m)**

Currently used as a dressing room with window to front aspect. Exposed beams and fitted wardrobes.

### **Family Bathroom**

The family bathroom is fully tiled and fitted with a large corner bath as well as separate fully tiled shower cubicle. A low level wc with concealed cistern within Utopia fitted storage unit, matching storage cupboards with wash hand basin above and mixer tap. Two windows providing dual aspect and wall mounted fitted heated towel rail.

### **Outside**

Shingle driveway to the front of the property with well stocked front garden and a variety of mature shrubs. Gated access to the rear garden which is mainly laid to lawn with a patio area, timber shed and a variety of shrubs. UPVC Oil Tank.







# High Specification Neptune Fitted Kitchen



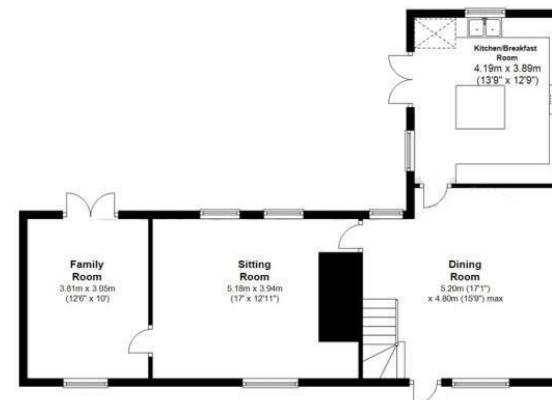
01638 750241

[info@clarkephilips.co.uk](mailto:info@clarkephilips.co.uk)

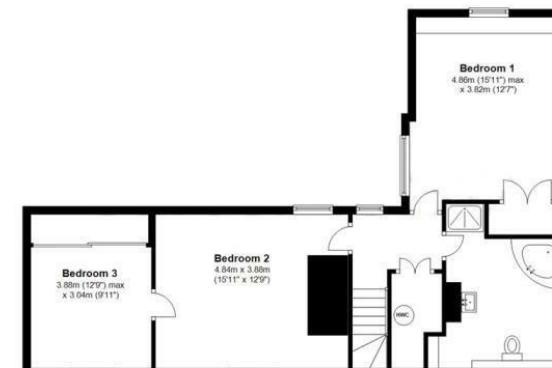
[www.clarkephilips.co.uk](http://www.clarkephilips.co.uk)

Council Tax Band : E

Ground Floor  
Approx. 74.0 sq. metres (797.0 sq. feet)



First Floor  
Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.7 sq. feet)

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.