



**Church Road, Stow-Cum-Quy CB25 9AF**

**Guide Price £499,950**



## Church Road, Stow-Cum-Quy CB25 9AF

A delightful detached family home with lots of character and an established rear garden with off road parking in the village of Stow-cum-Quy that is just four miles from the centre of Cambridge.

Stow-cum-Quy is a charming Cambridgeshire village with excellent connections to the A14 and A11, making it ideal for commuters. The village offers rural tranquillity while being close to the amenities of Cambridge, providing the best of both worlds.

Accommodation comprises of a living room, dining room, kitchen, cellar, utility room, three bedrooms and a bathroom.

Externally, there is a large enclosed rear garden with a garage and driveway providing off road parking for several cars.

Viewing is strongly recommended

### Entrance Hall

Lovely entrance hall with stone tile flooring. Half glazed doors leading to living room and dining room. Door to cellar. Stairs leading to first floor.

### Kitchen 13'0" x 8'0" (3.98m x 2.44m)

Country style kitchen with range of matching eye and base level cupboards with wooden worktop over. Inset Butler sink with mixer tap over. Space and connection for range style cooker with extractor above. Space and plumbing for dishwasher. Tiled splashbacks. Wood effect flooring. Victorian style radiator. Exposed beams. Door to rear garden. Dual windows to rear aspect. Opening to dining room.

### Dining Room 13'6" x 12'1" (4.12m x 3.69m)

Beautifully presented dining room with wooden flooring. Feature fireplace with ornate stone surround with mantel and stone hearth. Victorian style radiator. Window to front aspect. Half glazed door to entrance hall. Opening to kitchen.

### Living Room 13'2" x 12'2" (4.03m x 3.71m)

Beautifully presented room with wooden flooring. Feature fireplace with ornate surround with mantel and stone hearth. Exposed ceiling beam. Victorian style radiator. Dual windows to front and rear aspects. Half glazed door to entrance hall.

### Utility Room 12'8" x 6'7" (3.88m x 2.02m)

Work area with built-in cupboard and work top. Inset Butler sink. Space and plumbing for washing machine. Radiator. Window to front aspect. Velux window. Door to rear garden.

### Cellar 4'11" x 6'10" (1.51m x 2.09m)

Radiator.

### Landing

With doors to all bedrooms. Stairs leading to ground floor.

### Bedroom 1 12'0" x 12'0" (3.68m x 3.68m)

Spacious double bedroom with wood flooring. Attractive fireplace with ornate surround, mantel and stone hearth. Built-in wardrobes. Radiator. Window to front aspect. Door to landing.

### Bedroom 2 12'0" x 10'7" (3.67m x 3.25m)

Spacious double bedroom with wood flooring. Window to front aspect. Radiator. Door to bathroom. Opening to landing.

### Bedroom 3 9'3" x 9'1" (2.84m x 2.77m)

Double bedroom with wood flooring. Radiator. Window to front aspect. Door to landing.

### Bathroom

Contemporary Victorian style bathroom with white suite comprising W.C., pedestal hand basin, 'ball and claw' freestanding bath with mixer tap and shower attachment over and generous walk-in shower cubicle. Attractively tiled. Wood effect flooring. Built-in storage cupboard. Window to rear aspect. Door to bedroom 1.

### Outside - Front

Mainly laid to lawn with some mature shrub and tree planting to the borders. Access to driveway and garage, with access gate leading to rear garden.

### Outside - Rear

Mainly laid to lawn with mature shrub and tree planting to borders. Circular seating area. Patio area to rear of house. Fenced to boarder with access gate leading to front garden, driveway and garage. Gravelled area with raised planting beds. Oil tank.

### Garage 19'0" x 9'10" (5.81m x 3.00m)

### PROPERTY INFORMATION

EPC - F

Tenure - Freehold

Council Tax Band - D (South Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 109 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil & LPG

Broadband Connected - tbc

Broadband Type – Superfast available, 64Mbps download, 14Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Approximate Gross Internal Area 1409 sq ft - 130 sq m

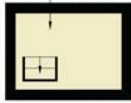
Cellar Area 34 sq ft – 3 sq m

Ground Floor Area 635 sq ft – 59 sq m

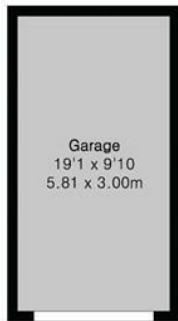
First Floor Area 552 sq ft – 51 sq m

Garage Area 188 sq ft – 17 sq m

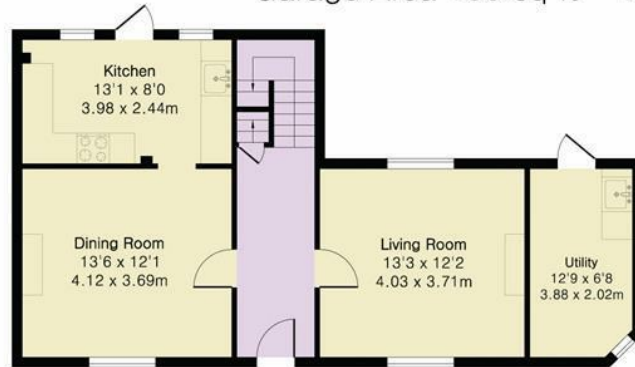
Cellar  
6'10 x 4'11  
2.09 x 1.51m



Cellar



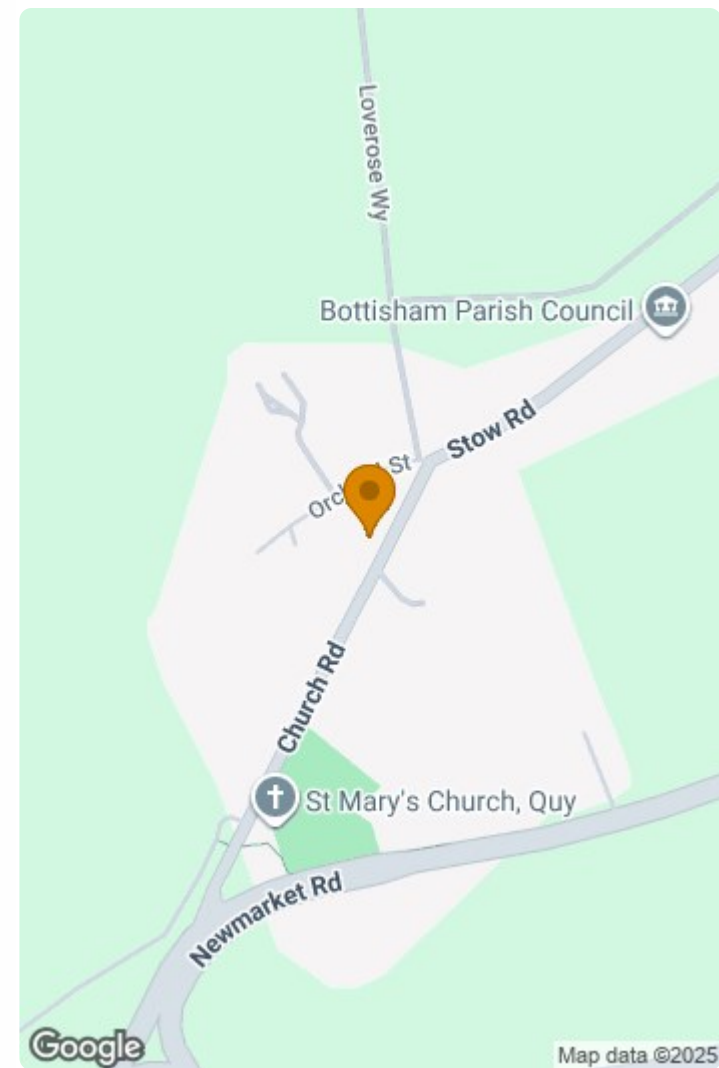
Garage



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
|                          | A |         |           |
|                          | B |         |           |
|                          | C |         |           |
|                          | D |         |           |
|                          | E |         |           |
|                          | F |         |           |
|                          | G |         |           |
| England & Wales          |   | 63      | 27        |
| EU Directive 2002/91/EC  |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |   | Current | Potential |
|--|---|---------|-----------|
|  | A |         |           |
|  | B |         |           |
|  | C |         |           |
|  | D |         |           |
|  | E |         |           |
|  | F |         |           |
|  | G |         |           |
| England & Wales                                |   |         |           |
| EU Directive 2002/91/EC                        |   |         |           |

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