

Strollers Way, Stetchworth
Newmarket, Cambridgeshire CB8 9TZ
Guide Price £392,000

MA
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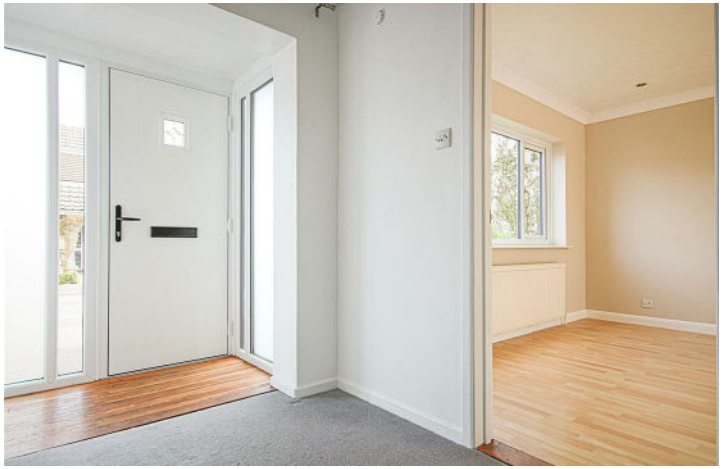
A delightful family home occupying a pleasant position within a quiet cul-de-sac in the highly regarded and peaceful village of Stetchworth.

Stetchworth offers a wonderful sense of community, with a village shop, public house, community centre and primary school. The surrounding countryside provides some lovely walks right on the doorstep, while the nearby railway station, A14 and A11 offer convenient connections to Cambridge and beyond.

The well-presented accommodation comprises a generous entrance porch and hallway, modern fitted kitchen, spacious open-plan living/dining room, three well-proportioned double bedrooms and a contemporary family bathroom. The loft has been boarded and benefits from a fitted extendable access ladder, providing useful additional storage. The property has also benefited from recently replaced windows, doors and eaves. There is further potential to extend above the garage, subject to the necessary planning permissions.

Outside, the property enjoys a delightful rear garden, ideal for family enjoyment and entertaining, with a decked seating area conveniently accessed from the living/dining room. To the front, a double-width driveway provides ample off-road parking and leads to the garage, with additional visitor parking available nearby.

An excellent opportunity to acquire a comfortable, modernised family home in a popular village setting. Viewing is highly recommended.







Entrance Porch
Entrance porch with wood flooring. Full height windows to the front aspect. Leading through to a generous entrance hall with doors leading to the kitchen and living/dining room. Radiator. Stairs leading to the first floor landing.

Kitchen
11'4" x 8'10"
Modern kitchen with a range of eye and base level cupboards and storage drawers with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Integrated eye level oven. Inset induction hob with extractor over. Attractively tiled splashbacks. Large window overlooking the garden. Glazed door leading to the rear garden. Doors leading to the entrance hall and living/dining room.

Living/Dining Room
19'10" x 11'9"
Well presented, spacious living/dining room with double sliding doors leading to a decked seating area. Large window to the front aspect. Radiators. Doors leading to the entrance hall and kitchen.

Landing
With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1
11'9" x 9'11"
Spacious double bedroom with built-in wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

Bedroom2
11'4" x 8'10"
Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 3
11'9" x 7'2"
Well proportioned, double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom
6'11" x 6'1"
Modern white suite comprising low level W.C., hand basin, panelled bath with wall mounted shower over. Attractively tiled to wet areas. Ladder radiator. LVT wood flooring. Obscured window. Door to the landing.

Loft
Fully boarded with an extendable ladder providing access.

Outside - Front
Hardstanding driveway providing off road parking for two cars, leading to the entrance porch and garage. Lawned area with some attractive shrub planting.

Garage
13'4" x 7'5"
Newly fitted up and over door leading to the driveway.

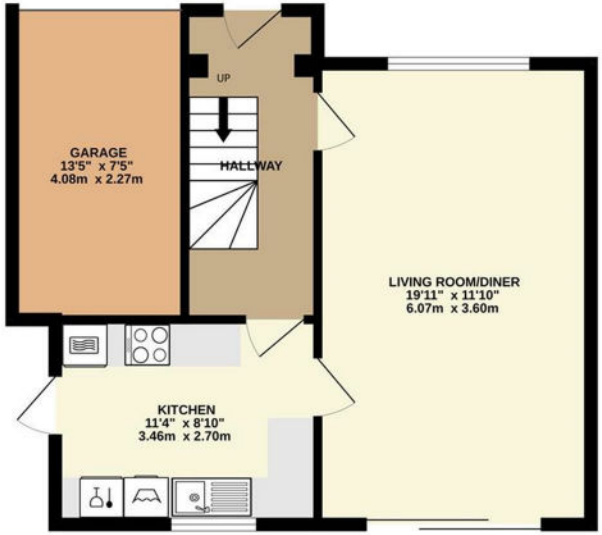
Outside - Rear
Patio area to the rear and side of the house with a raised decked seating area with glazed sliding doors leading to the living/dining room. Lawned area with planted borders containing a range of flowers and shrubs planting. There is a concrete base installed for easy shed installation. External electricity supply and garden tap. Door leading to the kitchen. Sliding double doors leading to the living/dining room.

PROPERTY INFORMATION
EPC - D

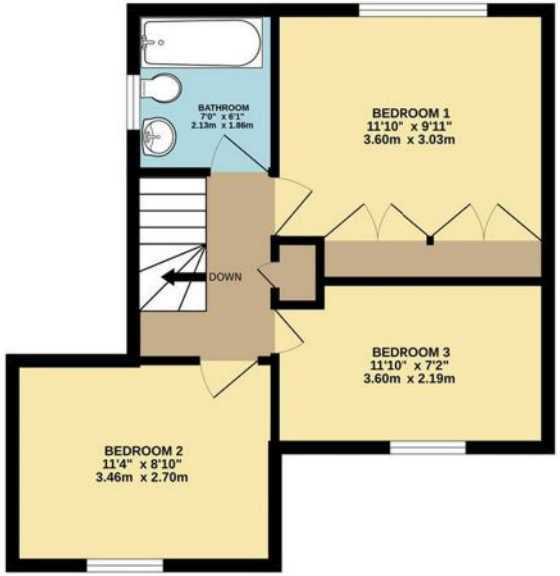
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 79 SQM
Parking – Driveway & Garage
Electric Supply - Mains/Solar Panels - generating £800 per annum
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Stetchworth is a small historic village in East Cambridgeshire, 3 miles (5 km) to the south of the horse-racing centre of Newmarket and around 12 miles (19 km) east of Cambridge. The nearest train station is Newmarket Railway Station located approximately 3-4 miles away, other nearby options for rail travel include Dullingham Station (approx. 3 miles) or Cambridge North (approx. 10-12 miles) for more frequent, direct services to London. There is a well regarded nursery and primary school age pupils from Stetchworth attend Kettlefields School which is just in Dullingham. There are various highly regarded secondary school options in nearby Cambridge. The Ellesmere Centre, on the Southern edge of the village, is a community centre, including a post office, and community store. It has a good range of sports facilities and a playground available. The scenic surrounding countryside offers beautiful walks.

GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.

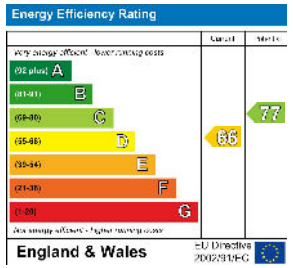


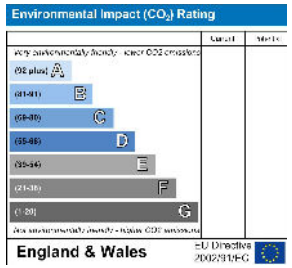
TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Solar Panels that generate £800 annual income.**
- **Modern Kitchen**
- **Spacious, Well Presented Living/Dining Room**
- **Three Double Bedrooms**
- **Modern Bathroom**
- **Family Rear Garden**
- **Driveway & Garage**
- **Highly Regarded Village Location**
- **NO CHAIN**
- **Viewing Highly Recommended**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.




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