



Coopers Close, Stetchworth

Pocock + Shaw

9 Coopers Close
Stetchworth
Cambs
CB8 9TT

A very well presented and much improved two bedroom semi detached bungalow situated in an established residential cul de sac and benefitting from a good sized garden and off road parking.

Hall, sitting room, kitchen/diner, bathroom with shower, double glazing. EPC: D

Guide Price £315,000



Location Stetchworth lies amidst most attractive undulating countryside much of which is used for stud farming and is approximately 4 miles south of the horseracing town of Newmarket and about 13 miles east of the University City of Cambridge.

Together with the village of Dullingham there is a good range of local facilities including a highly regarded primary school, private day nursery, several public houses and the Ellesmere Centre where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Secondary education is provided for in Bottisham. There is also a railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London.

There are also excellent road links via the A14 and A11 dual carriageways which inter-connect with many of the regions principal routes including the M11 to Stansted Airport and London.

The property This well positioned semi-detached bungalow sits at the end of a sought-after established cul-de-sac, backing onto open countryside. The property provides generous two bedroom accommodation with excellent scope for extension (STC), and is further enhanced by a substantial rear garden and ample off-road parking. Additional features include UPVC double glazed windows and an off-peak electric heating system. In brief, the accommodation comprises:—

Entrance hall uPVC part glazed entrance door, electric storage heater.

Sitting Room 4.62m (15'2") x 3.60m (11'10")
uPVC double glazed window to the front, tiled fireplace, electric storage heater.

Kitchen/Dining Room 4.32m (14'2") x 2.63m (8'8")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, electric point for cooker, two uPVC double glazed windows to rear, electric storage heater, uPVC part glazed door to garden.

Bedroom 1 3.94m (12'11") x 3.00m (9'10")
With a uPVC window to the rear and two uPVC windows to the side, tiled fireplace, electric storage heater, double door, built in wardrobe/cupboard.

Bedroom 2 3.59m (11'9") x 3.02m (9'11")
With a uPVC window to the front and side side, uPVC circular window to side, electric storage heater, built in cupboard/wardrobe.

Bathroom Fitted with a three piece suite comprising of a bath with shower over, shower and screen, pedestal wash hand basin, low-level WC, tiled surround, uPVC double glazed window to rear, airing cupboard fitted with a hot water cylinder.

Outside

The property is set behind a front garden laid to lawn with concrete drive to one side providing ample off road parking. The rear garden is about 70ft in length and is laid to lawn with a timber garden shed.

Services Mains water, drainage and electricity are connected.

The property is not in an conservation area. The property is in a very low flood risk area.

The property has a registered title.

Internet connection, basic: 12Mbps, Superfast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

Virgin TV is not available.

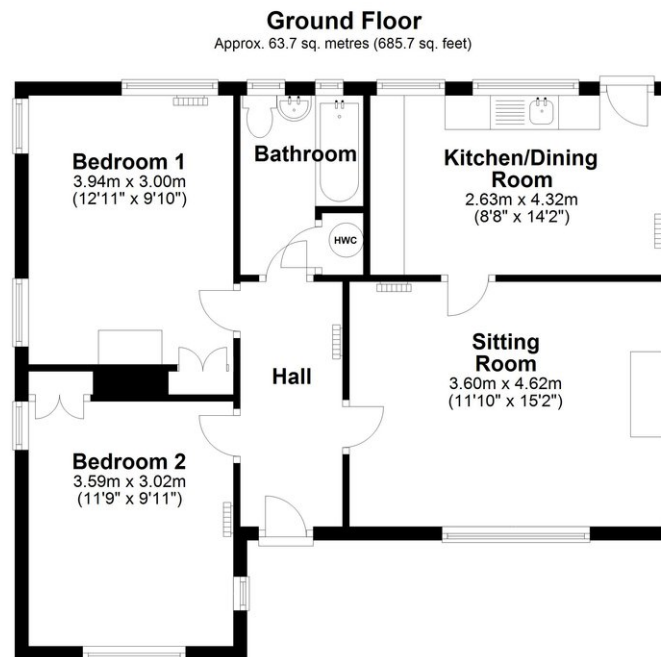
EPC: D

Council Tax Band: C - £2,110 East Cambridgeshire Council.

Tenure The property is freehold/leasehold.

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 63.7 sq. metres (685.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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