



High Street, Stetchworth CB8 9TH

Guide Price £465,000

MA

Morris Armitage

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A superb semi-detached family home standing within this sought after village and set on a generous size plot.

This impressive property offers huge scope and boasts sizeable rooms throughout. Accommodation to include entrance hall, two reception rooms, kitchen, utility room, cloakroom, three double bedrooms and family bathroom.

Extensive driveway provides ample space for parking and lovely mature enclosed gardens.

Rarely available – no chain – viewing recommended.

Entrance Hall

Spacious entrance hall with opening leading to sitting room and utility room. Door to dining room. Large under-stair cupboard. Radiators. Stairs to first floor.

Kitchen 12'2" x 9'0" (3.71m x 2.76m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for electric cooker with stainless steel extractor over. Under counter space for fridge and freezer. Attractively tiled throughout working areas. Tiled flooring. Window overlooking front aspect. Radiator. Door to dining room.

Sitting Room 19'8" x 11'9" (6.00m x 3.60m)

Bright sitting room with dual aspect windows. Attractive fire place with brick and ornate surround with mantel and tiled hearth. Shelving to the alcoves. Radiators. Opening to entrance hall.

Dining Room 14'0" x 11'11" (4.27m x 3.64m)

Spacious dining room with built-in shelving to alcove and fireplace space. Radiator. Window overlooking front aspect. Doors to entrance hall and kitchen.

Utility Room 10'0" x 8'0" (3.06m x 2.46m)

Large utility room with base cupboard with worktop over. Inset 'Butler' style sink with tiled splashback. Space and plumbing for washing machine. Boiler cupboard. Door to cloakroom. Half glazed door to rear garden. Window overlooking rear garden. Vinyl flooring. Opening to entrance hall.

Cloakroom

White suite comprising W.C. and wall mounted hand basin with tiled splashback. Obscured window. Door to utility room.

Landing

Doors to all bedrooms and bathroom. Dual windows overlooking side aspect. Stairs to ground floor.

Bedroom 1 14'0" x 11'11" (4.27m x 3.64m)

Generous double bedroom with window overlooking front aspect. Radiator. Door to landing.

Bedroom 2 11'11" x 11'1" (3.64m x 3.39m)

Spacious double bedroom with window overlooking side aspect. Radiator. Door to landing.

Bedroom 3 8'8" x 7'11" (2.66m x 2.43m)

Spacious bedroom with window overlooking side aspect. Radiator. Door to landing.

Bathroom 8'8" x 8'3" (2.66m x 2.54m)

White suite comprising low level W.C., built-in vanity unit with inset sink and panelled bath

with shower over and glass screen. Tiled throughout wet areas. Vinyl flooring. Obscured window. Airing cupboard. Door to landing.

Outside - Front

Extensive gravel driveway, providing off road parking for several cars. Lawned area bordered by hedging with mature tree.

Outside - Rear

Sizeable garden mainly laid to lawn with fence and hedge borders. Hardstanding area leading to utility room. Brick built shed. Pathway leading to front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 122 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

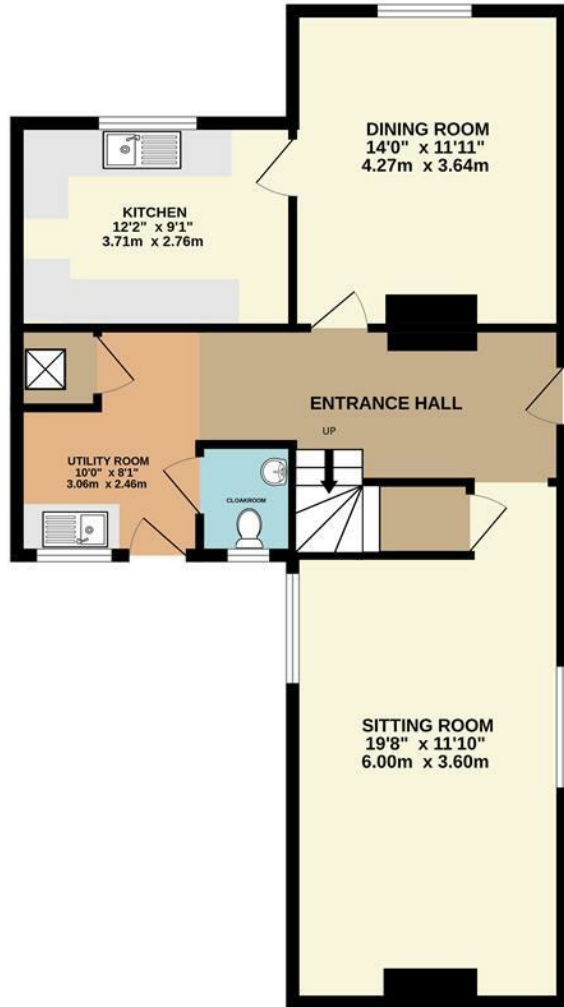
Rights of Way, Easements, Covenants – None

that the vendor is aware of

Location - What 3 Words -

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GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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