



Tea Kettle Lane, Stetchworth, Newmarket, CB8 9TP

Guide Price £675,000

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Tea Kettle Lane, Newmarket CB8 9TP

Set in the charming village of Stetchworth, this delightful link-detached house offers a perfect blend of comfort and convenience.

The house boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining.

With four spacious bedrooms, en-suite and family bathrooms, this home is perfect for both family and guests.

Just one of the standout features of this property is its desirable location, which offers easy access to both Newmarket and Cambridge. This makes it an excellent choice for those who commute or wish to enjoy the vibrant amenities of these nearby towns.

The exterior of the home is equally impressive, featuring an ample driveway that provides convenient parking for multiple vehicles, along with a double garage for additional parking, storage or workshop space.

To the rear you will find a well stocked, mature garden.

Entrance Hall

Spacious entrance hall with glazed double doors leading to the living room and the dining room. Door to kitchen/breakfast room and cloakroom. Radiators. Stairs leading to the first floor.

Kitchen/Breakfast Room

18'8" x 14'6"

Fitted country style kitchen with a range of matching eye and base level cupboards with worktop over. Matching kitchen island with incorporated breakfast bar seating. Ceramic 1 1/4 bowl sink and drainer with mixer tap over. Integrated, eye level Neff double oven. Inset electric hob with extractor over. Integrated fridge, freezer and dishwasher. Tiled flooring. Radiators. Dual windows overlooking the rear garden. French doors leading to the rear garden. Built-in pantry cupboard. Doors leading to the utility room and entrance hall.

Dining Room

11'10" x 11'0"

Well proportioned dining room with window to the front aspect. Radiator. Glazed double doors leading to entrance hall.

Living Room

21'10" x 11'9"

Spacious, well presented living room with feature fireplace with ornate wooden surround and mantel and stone hearth. French doors leading to the rear garden. Dual aspect windows. Radiator. Door to the study. Glazed double doors leading to entrance hall.

Study

10'4" x 8'5"

Generous study with window to the rear aspect. Radiator. Door to living room.

Utility Room

8'6" x 5'8"

Fitted country style eye and base level cupboards with worktop over. Composite sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Radiator. Tiled flooring. Stable door leading to rear garden. Door to kitchen/breakfast room.

Cloakroom

White suite comprising low level W.C. and hand basin. Radiator. Door to entrance hall.

Landing

With window to the rear aspect. Doors leading to all bedrooms and bathroom. Radiator. Stairs leading to ground floor.

Master Bedroom

19'5" x 11'10"

Spacious double bedroom with window to the rear aspect. Radiator. Doors to the en suite and landing.

En Suite

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to Master bedroom.

Bedroom 2

11'11" x 11'8"

Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3

11'10" x 9'11"

Double bedroom with window to the front aspect. Radiator. Door to the landing.

Bedroom 4

11'11" x 9'9"

Double bedroom with window to the front aspect. Radiator. Door to the landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin, bidet, and panelled bath with mixer tap and shower attachment over. Attractively tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to landing.

Garage

16'8" x 16'5"

Outside - Front

Block paved driveway, bordered with established hedging and shrub planting, leading to front door with pillared storm porch over. Access to the double garage. Access gate to the rear garden.

Outside - Rear

Charming rear garden, mainly laid to lawn with patio area with French doors leading to both the kitchen/breakfast room and living room. A delightful selection of established planting. Access gate to the front.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 161 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps 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

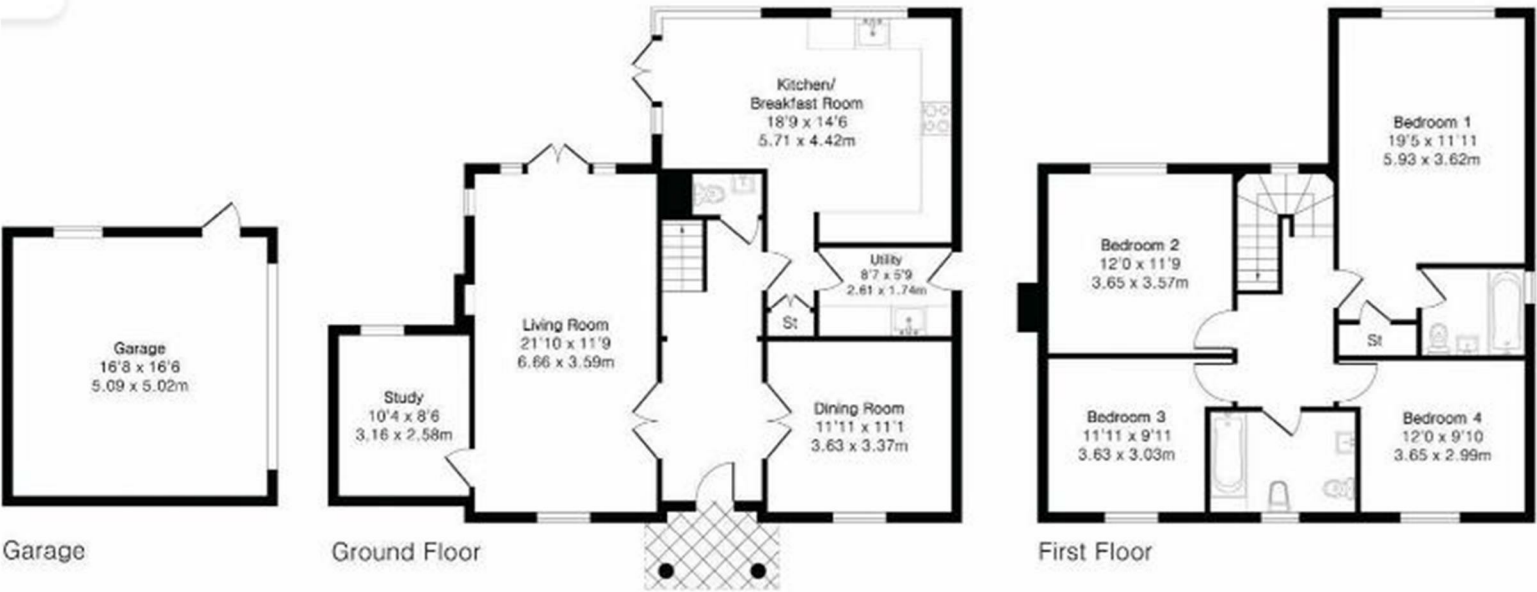
Stetchworth is a small village located in the county of Cambridgeshire, England. The village is situated approximately 10 miles east of Cambridge and is home to a population of around 500 people. The village is known for its beautiful countryside, historic buildings, and friendly community. Stetchworth is surrounded by beautiful countryside, making it a popular destination for walkers and cyclists. The village is located near the Newmarket Racecourse, which is one of the most famous horse racing venues in the world. The village is also home to a number of local businesses, including a pub, a post office, and a village hall. Overall, Stetchworth is a charming village that offers a peaceful and picturesque setting for visitors and residents alike.

Approximate Gross Internal Area 1742 sq ft - 162 sq m
(Excluding Garage)

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 794 sq ft – 74 sq m

Garage Area 275 sq ft – 26 sq m



- Substantial Detached House
- Kitchen/Breakfast Room
- Dining Room
- Living Room
- Study
- Master Bedroom with En Suite
- Three Further Bedrooms
- Modern Bathroom
- Delightful Rear Garden
- Driveway & Double Garage



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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