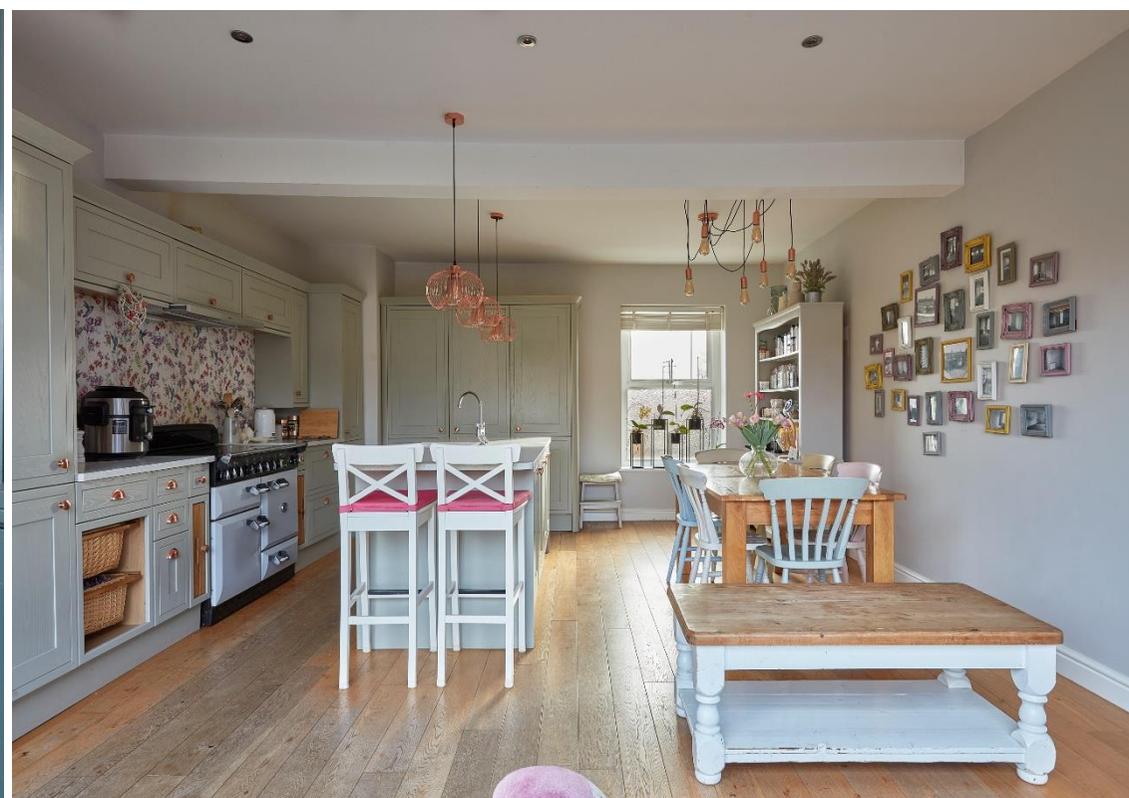




**9 Newmarket Road  
Stretham**

**DAVID  
BURR**



# 9 Newmarket Road, Stretham, Ely, CB6 3JZ

Stretham, with its picturesque streets and community atmosphere, embodies the perfect blend of rural tranquility and modern connectivity. The village boasts a welcoming array of local amenities, including a traditional village pub, shops, a village school and green spaces. Residents can enjoy the serene countryside surroundings while being just a short drive away from the vibrant energy of Cambridge and the architectural wonders of Ely.

An abundantly charming and beautifully presented four-bedroom house with a further detached studio and a particularly spacious two-bedroom annexe, all of which offering in excess of 3,300 sq.ft of accommodation in the heart of this popular and picturesque Cambridgeshire village. The main house boasts an impressive blend of modern style with many original features retained. The studio offers versatility within itself, whilst being an important asset to the house. The annexe is an impressive two-bedroom detached property enjoying its own access, driveway parking and private garden.

## An impressive and hugely versatile property boasting the main house, detached annexe and detached studio, all of which offering over 3,300 sq.ft.

**ENTRANCE HALL** An inviting space with solid oak flooring.

**KITCHEN / DINING ROOM** With a stylishly fitted kitchen with fitted units and drawers, stone worktops over and an inset sink. Integrated appliances include a fridge, freezer and dishwasher, with space for a freestanding cooker. Ample dining space, window to front aspect and bi-folding doors opening to the rear garden terrace.

**SITTING ROOM** Solid oak flooring, an inset wood burning stove and windows to front and rear aspects.

**STUDY** A fitted woodburning stove, fitted storage and window to front aspect.

**BOOT ROOM / UTILITY ROOM** Space and plumbing for appliances, fitted storage, tiled floor, window to rear aspect and a door leading to the rear garden.

**CLOAKROOM** Vanity sink unit, WC and window to rear aspect.

### First Floor

**LANDING** A large and light space with a small seating area, fitted storage, loft access and windows to front and rear aspects.

**MASTER BEDROOM** An impressive room with a vaulted ceiling, window to front aspect, a **WALK-IN WARDROBE** and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, heated towel rail, WC and window to rear aspect.

**BEDROOM 2** Window to front aspect and fitted wardrobes.

**BEDROOM 3** Fitted wardrobes and window to front aspect.

**BEDROOM 4** Fitted wardrobe and window to rear aspect.

**BATHROOM** Extensively tiled with a roll top bath, wash hand basin, heated towel rail, WC and window to rear aspect. The shower is beside the bathroom but separate.

# 9 Newmarket Road, Stretham, Ely, CB6 3JZ

## Outside

The driveway is positioned to the rear of the property and accessed via a small private road. The driveway is mainly gravelled and provides parking for two vehicles beside the rear garden, that is predominately lawned with a large decked area. The STUDIO is positioned to the rear of the garden.

## Annexe

Accessed via the timber 5 bar gates that open to the gravelled driveway, that in turn leads to the attached **CAR-PORT**. The garden is positioned at the front of the property and is mainly lawned and private. Entering into:

**KITCHEN / DINING / SITTING ROOM** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, fridge and freezer. Ample dining and seating space with windows and door to front aspect.

**BATHROOM** Extensively tiled with a vanity sink unit, bath with a shower over, WC and heated towel rail.

## First Floor

**LANDING** Window to rear aspect.

**BEDROOM 1** Window to front aspect.

**BEDROOM 2** Windows to front and rear aspects.

**SERVICES** Oil fired central heating. Underfloor heating in the kitchen/dining room, studio and throughout the ground floor of the annexe. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** E.

**TENURE** Freehold.

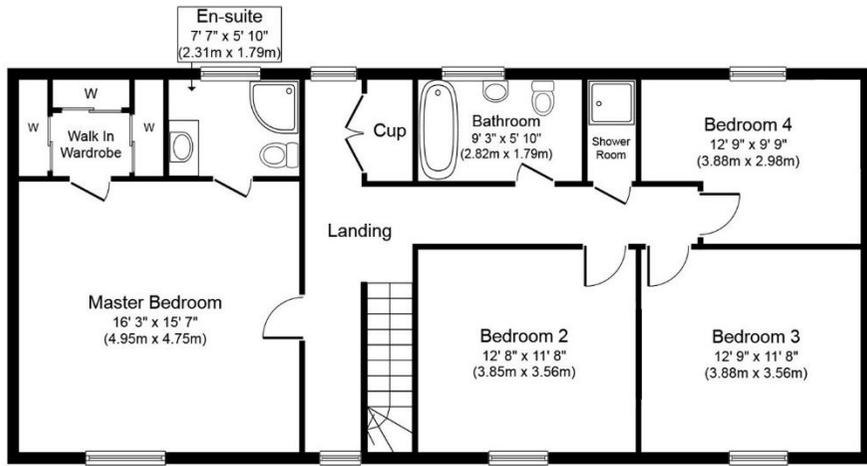
**WHAT3WORDS** connects.twits.reserved

**EPC** D.

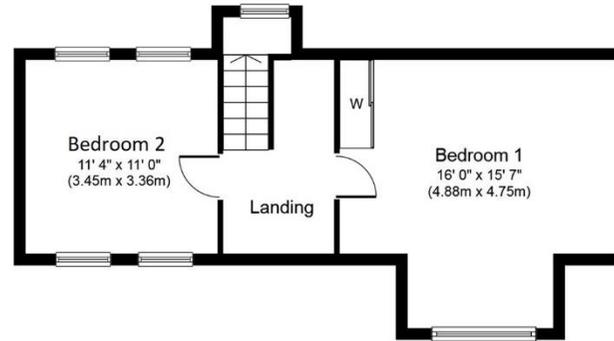
**VIEWING** by prior appointment only through David Burr estate agents.



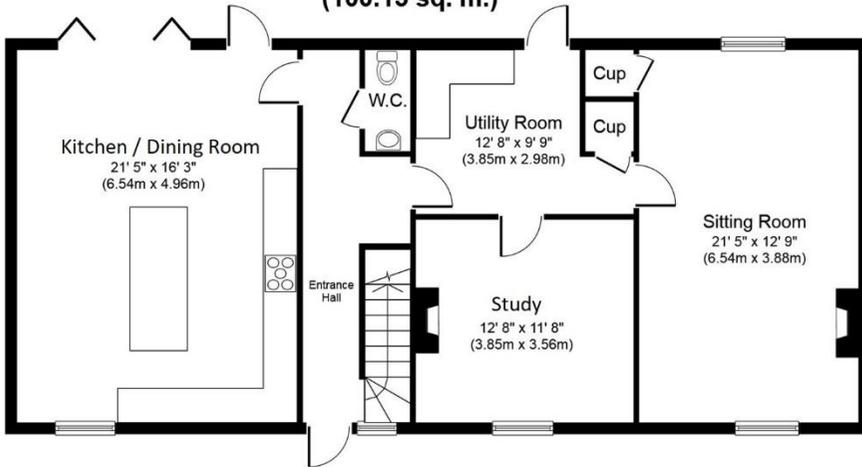




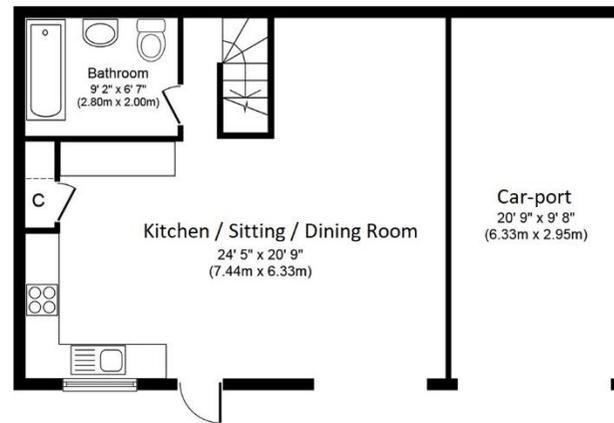
**First Floor**  
Approximate Floor Area  
1,078 sq. ft.  
(100.15 sq. m.)



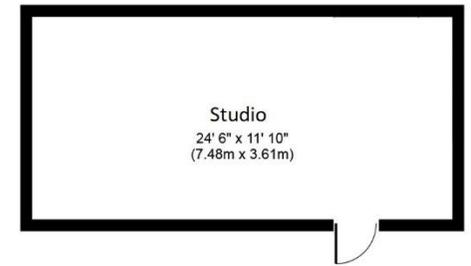
**Annexe First Floor**  
Approximate Floor Area  
434 sq. ft.  
(40.30 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,078 sq. ft.  
(100.15 sq. m.)



**Annexe Ground Floor**  
Approximate Floor Area  
707 sq. ft.  
(65.73 sq. m.)



**Outbuilding**  
Approximate Floor Area  
290 sq. ft.  
(27 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

