



Mill Lane, Stetchworth, CB8 9TR

**CHEFFINS**

## Mill Lane

Stetchworth,  
CB8 9TR

- Individual Detached House
- 2 Reception Rooms
- Fitted Kitchen/Dining Room
- 4 Bedrooms - 1 Ensuite
- Excellent Presentation
- Superb Views over Paddocks

An individual modern 4 bedroom detached house attractively situated at the end of a no through road with stunning views to the rear over open countryside and paddocks. The property is beautifully presented and benefits from 3 reception areas, 4 bedrooms with 1 ensuite, attractive gardens and a double garage.

4 2 3

**Guide Price £750,000**





## LOCATION

STETCHWORTH is a delightful village set in the rolling countryside about 3 miles south of Newmarket. Local amenities include a shop, a Post Office, the Ellesmere Centre, a park, day nursery, Kettlefields Primary School and a public house. Dullingham (1 mile) has a local railway station providing access to Cambridge and London (45 mins to Kings Cross). The nearby A14 also gives good access to Cambridge, Bury St Edmunds and London via the A11.

**ENTRANCE HALL**

with stairs leading to the first floor, under stairs storage cupboard, under floor heating.

**STUDY**

with under floor heating.

**KITCHEN/DINING ROOM**

a triple aspect room with a range of modern fitted units comprising a deep ceramic sink, fitted base and wall mounted cupboards, freestanding Belling Range with stainless steel extractor hood over, integrated microwave, fridge, freezer and dishwasher, tiled flooring with under floor heating, recessed ceiling spotlights, pair of French doors leading to the rear garden.

**UTILITY ROOM**

with a sink and drainer, fitted base cupboards, tiled flooring with under floor heating, Grant oil fired central heating boiler, space and plumbing for washing machine, recessed ceiling spotlights, half glazed door to the side aspect.

**CLOAKROOM**

with concealed cistern low level WC, hand basin, Karndean flooring with under floor heating, recessed ceiling spotlights.

**LIVING ROOM**

a double aspect room with a fireplace with Jetmaster gas fire, stone surround and granite hearth, Karndean flooring with under floor heating, pair of French doors to the side and rear aspects.

**FIRST FLOOR****LANDING**

with access to the roof space, airing cupboard with hot water cylinder, further cupboard with a radiator and shelving.

**BEDROOM 1**

a double aspect room with 2 double built-in wardrobes.

**ENSUITE BATHROOM**

with a bath, separate tiled shower cubicle, hand basin, concealed cistern low level WC, recessed ceiling spotlights.

**BEDROOM 2**

with 2 double built-in wardrobes.

**BEDROOM 3****BEDROOM 4**

with a built-in cupboard.

**FAMILY BATHROOM**

with a bath, separate tiled shower cubicle, hand basin, concealed cistern low level WC, tiled flooring.

**OUTSIDE**

The property is attractively situated at the end of Mill Lane with a large shingled parking area to the front with fenced borders and 5 bar gate. A side access leads to an enclosed rear garden laid to lawn with a paved patio area.

To the right hand side is a driveway shared with 2 adjoining properties leading to;

**DOUBLE GARAGE**

with electrically operated composite door to the front, pedestrian door to the side and attic storage above.

**SALES AGENTS NOTES**

Tenure – Freehold

Council Tax Band – F

Property Type – Detached House

Property Construction – Brick with tiled roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 2,077.43 sq ft

Parking – Driveway & Garage

Utilities / Services

Electric Supply – Mains Supply

Water Supply – Mains Supply

Sewerage – Pumped to the nearby mains sewerage system

Heating sources – Oil fired central heating & LPG gas fire in living room

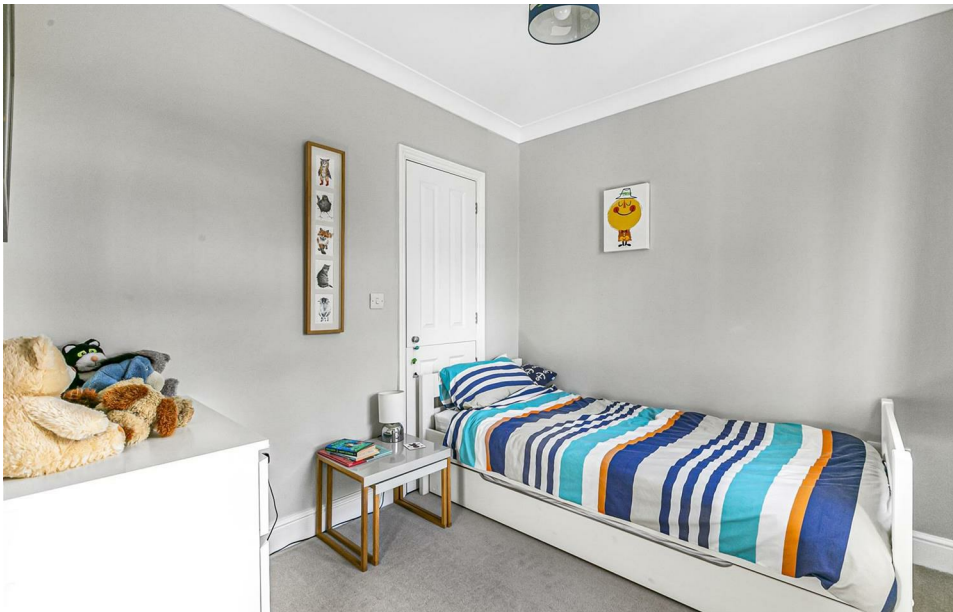
Broadband Connected – Yes

Broadband Type – Ultrafast Available

Mobile Signal/Coverage – Indoor and Outdoor Coverage Good

Rights of Way, Easements, Covenants – 46 Mill Lane has right of access to the garage over shared driveway to the side of the property.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire





Approximate Gross Internal Area 1986 sq ft – 185 sq m  
Ground Floor Area 1006 sq ft – 94 sq m  
First Floor Area 980 sq ft – 91 sq m  
Garage Area 392 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.