



Strollers Way, Stetchworth, CB8 9TZ

CHEFFINS

Strollers Way

Stetchworth,
CB8 9TZ

- Detached Bungalow
- 2/3 Bedrooms
- Recently Refitted Kitchen & Shower Room
- Village Location
- Garage
- NO CHAIN

A generous 3 bedroom detached bungalow situated in cul-de-sac position with off-road parking and garage. The property has been vastly improved with re fitted kitchen & shower room. NO CHAIN.



Guide Price £335,000





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 a uPVC entrance door, vinyl wood effect flooring, storage cupboard, further cupboard housing the heating system controls, access to the loft.

LIVING ROOM

with vinyl wood effect flooring, open fire with a cast iron fireplace, inset spotlights, 2 windows to the side with built-in shutter blinds.

KITCHEN

with a refitted suite with a range of matching wall and base units, 1.5 bowl ceramic sink, 4 ring induction hob with Zanussi extractor hood over, built-in AEG microwave, Zanussi eye level double ovens, space and plumbing for appliances, integral dishwasher, inset spotlights, tiled flooring, door to the garden.

DINING ROOM/BEDROOM 3

with inset spotlights, window to the front aspect with built-in shutter blinds.

BEDROOM 1

with inset spotlights, window to the rear aspect with built-in shutter blinds.

BEDROOM 2

with inset spotlights, window to the rear aspect with built-in shutter blinds.

SHOWER ROOM

with a refitted modern suite comprising a low level

WC, wall mounted wash hand basin, large shower with glass screen, inset spotlights, chrome heated towel rail, fully tiled walls and flooring.

OUTSIDE

To the rear of the property is a good sized patio area laid to shingle and mature shrub borders, side gated access and an outside oil boiler to the side.

To the front is a block paved driveway leading to the garage and a pathway to the front entrance door.

GARAGE

with up and over door, power and light, space and plumbing for washing machine, rear window and access door.

Sales Agents Notes

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £335,000

Tenure – Freehold

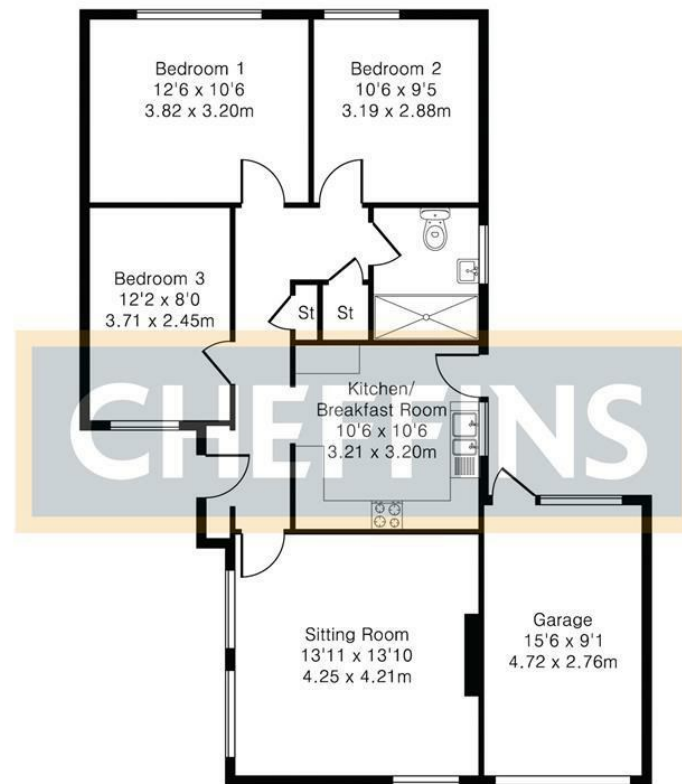
Council Tax Band – D

Local Authority – East Cambridgeshire

Approximate Gross Internal Area 804 sq ft - 75 sq m

Ground Floor Area 804 sq ft – 75 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor



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.