



**Strollers Way, Stetchworth  
Newmarket, Cambridgeshire CB8 9TZ  
Offers In Excess Of £400,000**

**MA**  
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# Strollers Way, Newmarket, Cambridgeshire CB8 9TZ

A delightful family home that has been modernised located within a quiet cul de sac in this much sought after peaceful village of Stetchworth.

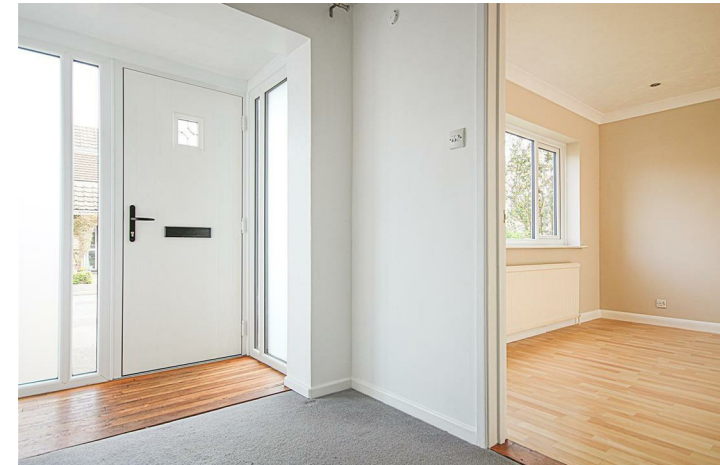
Stetchworth offers a real sense of community and has a shop, pub, community centre and village school. There are some lovely countryside walks on the doorstep and it offers access to Cambridge and beyond via the nearby railway station and the A14 and A11.

Accommodation comprises generous entrance porch and hall, modern kitchen, spacious living/dining room, three well proportioned, double bedrooms and contemporary bathroom. The loft is boarded with a fitted extendable ladder for access. Recently replaced windows, doors and eaves. Subject to planning permission, there is scope to extend over the garage.

Externally, there is a delightful family rear garden with decked seating area off the living/dining room. The double driveway provides ample off road parking with access to the garage. Further visitor parking nearby.

Viewing is highly recommended.

Agents note: some photo's are staged with AI



## Entrance Porch

Entrance porch with wood flooring. Full height windows to the front aspect. Leading through to a generous entrance hall with doors leading to the kitchen and living/dining room. Radiator. Stairs leading to the first floor landing.

## Kitchen

11'4" x 8'10"  
Modern kitchen with a range of eye and base level cupboards and storage drawers with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Integrated eye level oven. Inset induction hob with extractor over. Attractively tiled splashbacks. Large window overlooking the garden. Glazed door leading to the rear garden. Doors leading to the entrance hall and living/dining room.

## Living/Dining Room

19'10" x 11'9"  
Well presented, spacious living/dining room with double sliding doors leading to a decked seating area. Large window to the front aspect. Radiators. Doors leading to the entrance hall and kitchen.

## Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

## Bedroom 1

11'9" x 9'11"  
Spacious double bedroom with built-in wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

## Bedroom2

11'4" x 8'10"  
Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

## Bedroom 3

11'9" x 7'2"  
Well proportioned, double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

## Bathroom

6'11" x 6'1"  
Modern white suite comprising low level W.C., hand basin, panelled bath with wall mounted shower over. Attractively tiled to wet areas. Ladder radiator. LVT wood flooring. Obscured window. Door to the landing.

## Loft

Fully boarded with an extendable ladder providing access.

## Outside - Front

Hardstanding driveway providing off road parking for two cars, leading to the entrance porch and garage. Lawned area with some attractive shrub planting.

## Garage

13'4" x 7'5"  
Newly fitted up and over door leading to the driveway.

## Outside - Rear

Patio area to the rear and side of the house with a raised decked seating area with glazed sliding doors leading to the living/dining room. Lawned area with planted borders containing a range of flowers and shrubs planting. There is a concrete base installed for easy shed installation. External electricity supply and garden tap. Door leading to the kitchen. Sliding double doors leading to the living/dining room.

## PROPERTY INFORMATION

EPC - D

## Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 79 SQM

Parking – Driveway & Garage

Electric Supply - Mains/Solar Panels - generating £800 per annum

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

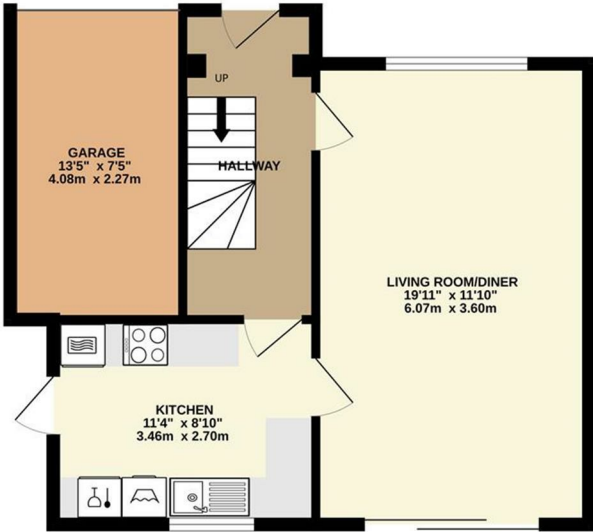
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

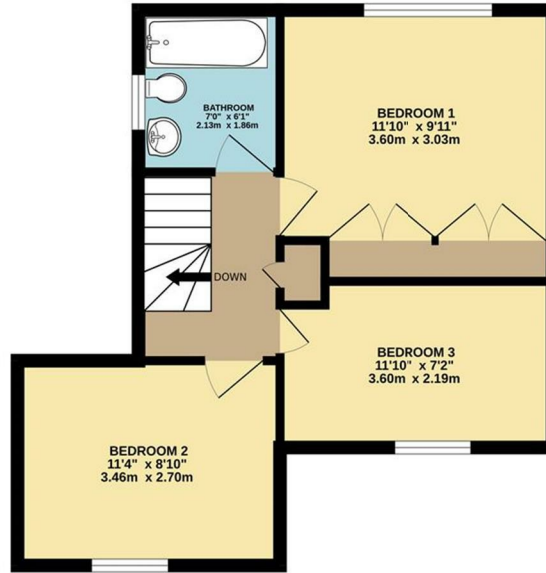
## Location

Stetchworth is a small historic village in East Cambridgeshire, 3 miles (5 km) to the south of the horse-racing centre of Newmarket and around 12 miles (19 km) east of Cambridge. The nearest train station is Newmarket Railway Station located approximately 3-4 miles away, other nearby options for rail travel include Dullingham Station (approx. 3 miles) or Cambridge North (approx. 10-12 miles) for more frequent, direct services to London. There is a well regarded nursery and primary school age pupils from Stetchworth attend Kettlefields School which is just in Dullingham. There are various highly regarded secondary school options in nearby Cambridge. The Ellesmere Centre, on the Southern edge of the village, is a community centre, including a post office, and community store. It has a good range of sports facilities and a playground available. The scenic surrounding countryside offers beautiful walks.

GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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- Solar Panels that generate £800 annual income.
- Modern Kitchen
- Spacious, Well Presented Living/Dining Room
- Three Double Bedrooms
- Modern Bathroom
- Family Rear Garden
- Driveway & Garage
- Highly Regarded Village Location
- NO CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	77

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

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