



31 Cedar Road, Stamford
£500,000

 **NEWTON FALLOWELL**

This impressive detached house offers an exceptional blend of spacious living, modern design, and versatile accommodation, making it ideal for families and discerning buyers alike. The property comprises three generously proportioned bedrooms, two stylish bathrooms, and three well-appointed reception rooms. The open plan living areas create a sense of flow and space, enhanced by large windows that allow natural light to flood the interiors. The kitchen is a standout feature, boasting ample units, integrated appliances, and a central island that provides both additional workspace and storage. A seamless connection from the kitchen to the dining and living areas, as well as direct access to the garden through sliding glass doors and a conservatory, ensures a harmonious indoor-outdoor lifestyle. The bedrooms are thoughtfully designed, with built-in wardrobes and a large walk in dressing room.

Further enhancing the appeal of this property are its numerous additional features and benefits. The bathrooms are finished to a high standard, with one featuring a full-sized bath-tub, mosaic tiling, built-in vanity storage, and a large frosted window for privacy and natural light, while the second offers a modern walk-in shower, contemporary tiling, and sleek fixtures. The living areas are enhanced by a cosy fireplace and decorative brickwork, adding warmth and character. The expansive conservatory/lean to provides a light-filled space to relax or entertain, leading directly onto a beautifully landscaped garden with a well-maintained lawn, spacious patio area, and charming outdoor seating, perfect for alfresco dining or family gatherings.

Ample parking is available via a spacious driveway and integrated garage, while the well-kept front garden and lush hedges offer excellent kerb appeal and privacy. Practical built-in storage, a functional home office space, and elegant finishing touches such as chandelier lighting and floral wallpapered feature walls further distinguish this property. This home offers a comfortable, stylish, and flexible living environment, complemented by extensive outdoor space for recreation and relaxation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Entrance Hall

12' 3" x 9' 2" (3.73m x 2.80m)

Wc

5' 8" x 4' 7" (1.73m x 1.40m)

Living Room

20' 4" x 12' 4" (6.19m x 3.76m)

Dining Room

9' 8" x 9' 4" (2.94m x 2.84m)

Conservatory

12' 2" x 9' 10" (3.71m x 3.00m)

Family Room

16' 4" x 9' 4" (4.97m x 2.84m)

Kitchen / diner

17' 4" x 11' 11" (5.29m x 3.62m)

Bedroom 1

11' 11" x 11' 1" (3.64m x 3.37m)

En-suite

8' 4" x 7' 10" (2.54m x 2.38m)

Bedroom 2

16' 4" x 11' 10" (4.97m x 3.60m)

Bedroom 3

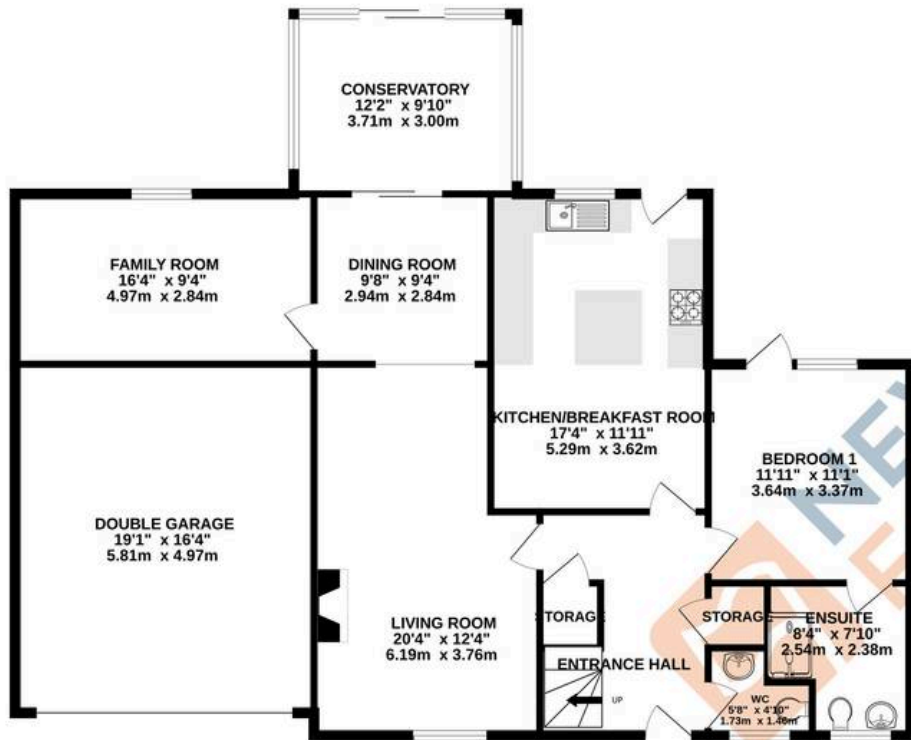
14' 0" x 11' 1" (4.26m x 3.37m)

Bathroom

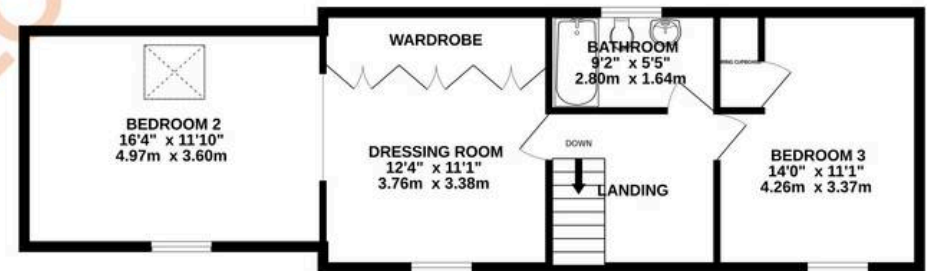
9' 2" x 5' 5" (2.80m x 1.64m)



GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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