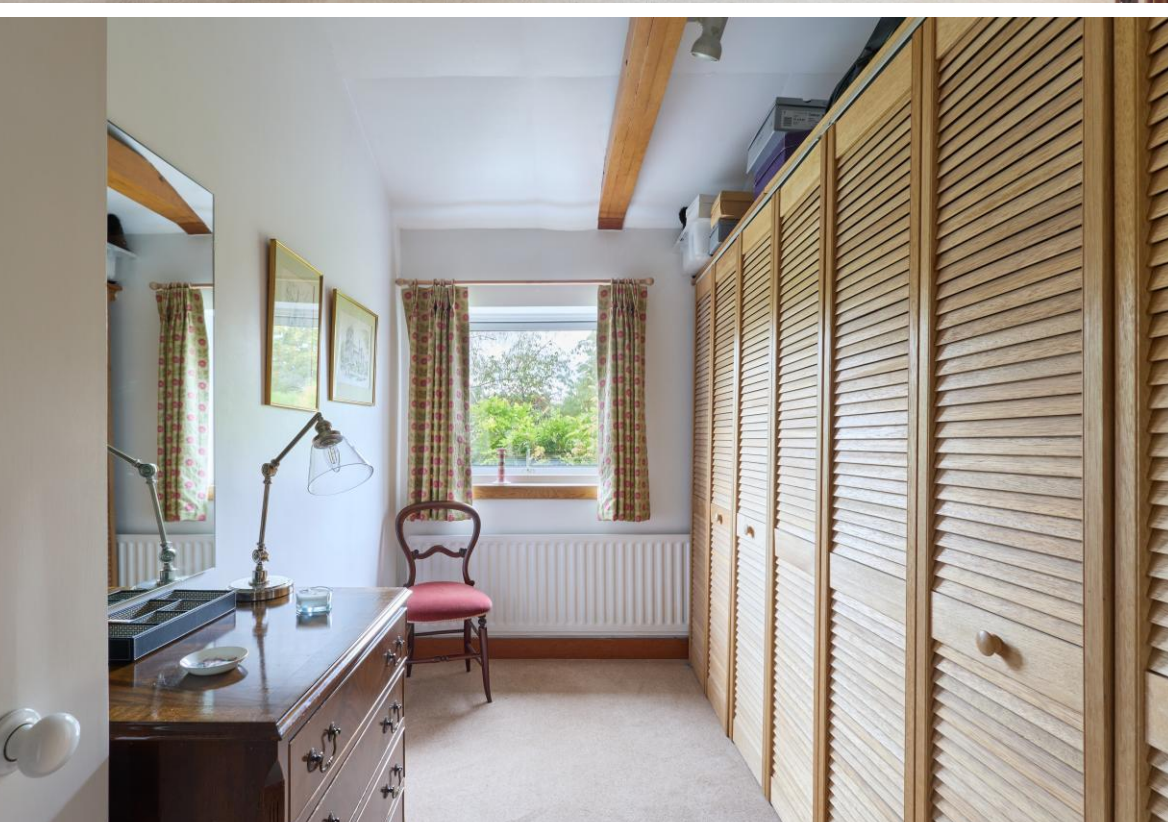




**1 The Beeches,
Stetchworth**

**DAVID
BURR**





1 The Beeches, 42 High Street, Stetchworth, CB8 9TJ

Stetchworth is a delightful village set in countryside approximately 3 miles south of the historic racing town of Newmarket. Local amenities include a sports hall, shop, post office, day nursery, a public house and Kettlefields primary school in nearby Dullingham. Dullingham also has a local railway station (18 mins to Cambridge Central Train Station) and the nearby A14 gives good access to the University City of Cambridge, Bury St. Edmunds and London via the A11.

This tastefully presented detached property is in the heart of one of the area's most sought-after villages, in a quiet, tucked-away location. The property offers well-proportioned living accommodation, including a vaulted open-plan sitting room, and sits within mature gardens with ample parking and a double garage.

A spacious detached family home set within mature gardens in a sought-after village location.

Ground Floor

ENTRANCE HALL A spacious and welcoming area with spiral staircase leading to the first floor and quarry-tiled flooring. Open plan to the sitting room.

SITTING ROOM An impressive vaulted room, enjoying the double-aspect outlook. Wood-burning stove and sliding doors opening to the rear.

DINING ROOM A lovely light room with sliding doors opening to the garden room.

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of units fitted under wooden worktops, with a one-and-a-half-bowl sink and drainer inset. Appliances include a Neff oven and grill with 4-ring hob, fridge and dishwasher.

UTILITY ROOM Providing extensive storage, a stainless-steel sink and drainer. Space for a fridge freezer and plumbing for a washing machine. Water softener and stable door leading to the front.

GARDEN ROOM A delightful room filled with natural light and tiled flooring, with 2 sets of French doors opening to the garden, underfloor heating and air conditioning/heater.

STUDY Double aspect with fitted shelving and desk.

SHOWER ROOM Fitted with a wash basin, WC and tiled shower cubicle.

First Floor

FIRST FLOOR LANDING Galleried landing overlooking the sitting room.

BEDROOM 1 A lovely light double aspect bedroom.

SHOWER ROOM Stylishly fitted with white WC, wash basin, shower and heated towel rail.

BEDROOM 2 Outlook to the front.

BEDROOM 3 Fitted wardrobes and outlook to the front.

BEDROOM 4 Outlook to the front.

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Outside

The property is accessed by a private lane serving 4 properties, with ample parking space for several vehicles, to the front and side, in turn leading to the **DOUBLE GARAGE** with up-and-over door, light and power, and storage above.

The gardens surround the property, with large expanses of lawn, flanked by mature beds and borders, trees and shrubs, offering a variety of private seating areas. To the side is a vegetable garden with greenhouse and shed.

To the rear is an extensive paved and decked dining terrace, ideal for alfresco dining and entertaining, enjoying the views towards open countryside beyond. There is another useful shed to the south side. In all, about 0.27 of an acre.

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire Council

COUNCIL TAX BAND F. (£3,530.97 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

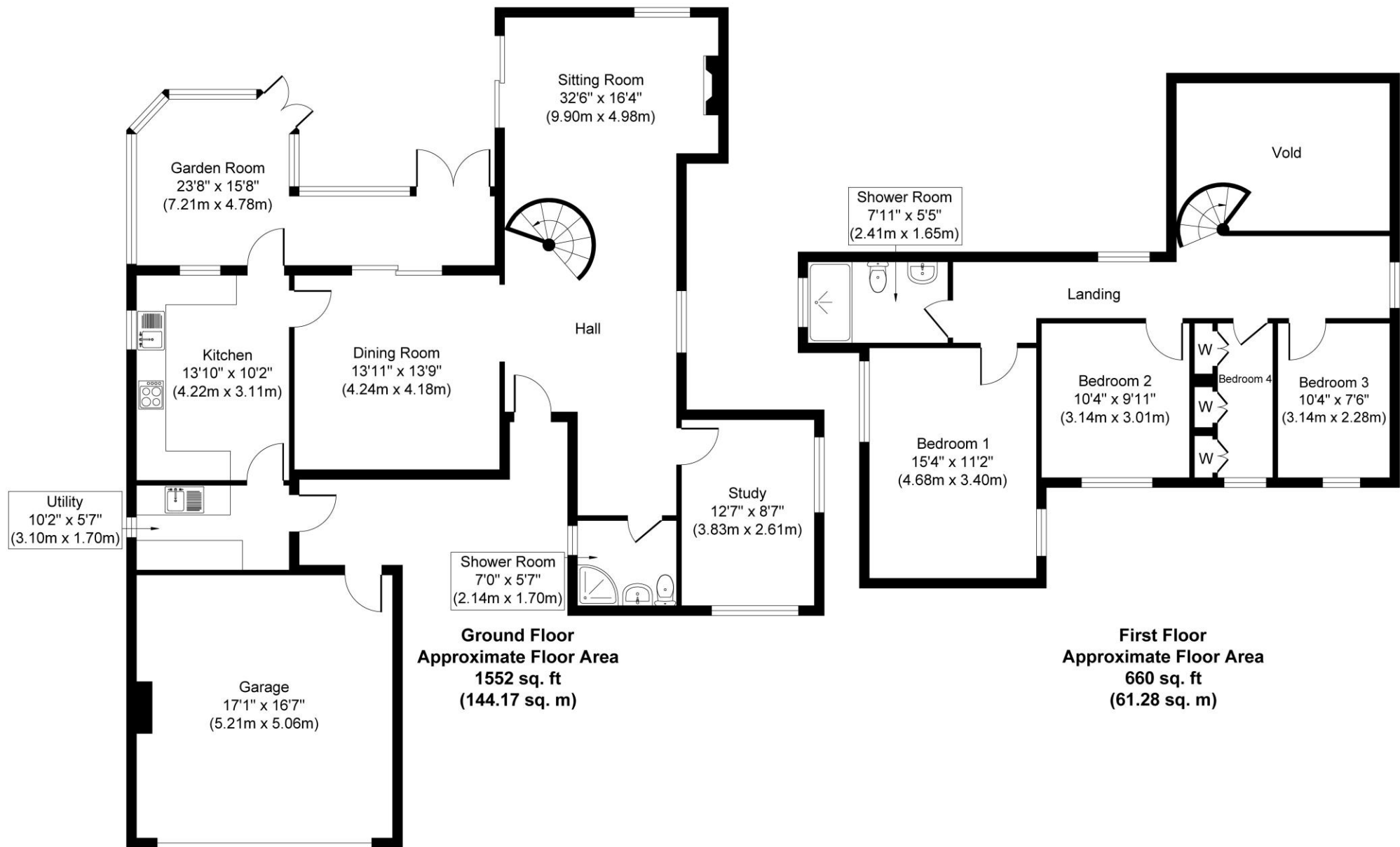
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 70 mbps download, up to 18 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS seeing.buyers.recruited

VIEWING Strictly by prior appointment only through DAVID BURR.

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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.

