



**79 High Street
Stetchworth**

**DAVID
BURR**



79 High Street, Stetchworth, Newmarket, CB8 9TH

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.

A well-presented and particularly spacious four-bedroom link-detached house boasting around 1,900 sq.ft of accommodation in the vastly popular Cambridgeshire village of Stetchworth. The property boasts well-proportioned accommodation throughout including an entrance hall, two reception rooms, kitchen/dining room, utility room, cloakroom, four double sized bedrooms and three bathrooms. Externally offering ample driveway parking, an integral half-sized garage and mature gardens.

A well-presented four bedroom link-detached house in Stetchworth measuring in excess of 1,900 sq.ft of accommodation.

Ground Floor

ENTRANCE HALL With a tiled floor and fitted storage.

SITTING ROOM Oak flooring, an inset woodburning stove and two windows to front aspect.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset butler sink. Integrated appliances include two ovens, hob, fridge-freezer and dishwasher. Ample dining space, windows to side aspect and French doors leading to the rear garden terrace.

UTILITY ROOM Fitted units and drawers with worktops over and an inset sink and drainer. Tiled floor with space and plumbing for appliances.

STUDY Window to rear aspect and door leading to the rear garden.

CLOAKROOM Tiled floor, wash hand basin and WC.

First Floor

LANDING With a window to side aspect.

MASTER BEDROOM Windows to front and side aspect with an **ENSUITE** which is extensively tiled with a double sized shower cubicle, vanity sink unit, WC, heated towel rail and window to side aspect.

BEDROOM 2 Window to rear aspect and an **ENSUITE** with a shower cubicle, WC, heated towel rail, vanity sink unit and window to side aspect.

BEDROOM 3 Window to front aspect.

BEDROOM 4 Window to rear aspect.

BATHROOM With a bath, vanity sink unit, WC, heated towel rail and window to side aspect.

Outside

The property is approached via the gravelled driveway that offers ample parking and access to the **INTEGRAL HALF-SIZED GARAGE**. The remaining front aspect offers established hedging and shrubs. The rear garden is predominately lawned with a paved terrace, vegetable patch, green house and a wonderful selection of mature shrubs, plants, trees and hedging.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND C.

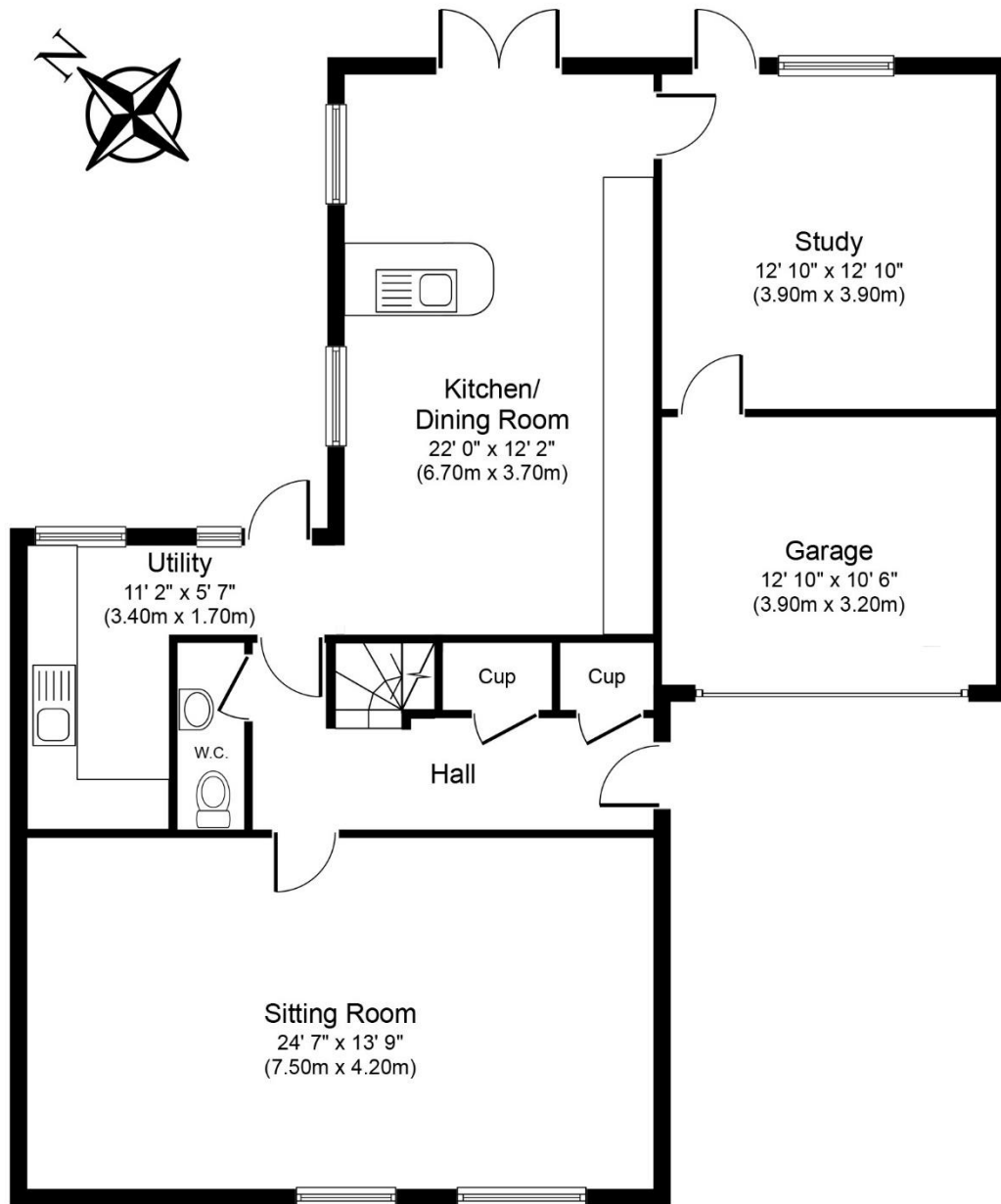
TENURE Freehold.

EPC D.

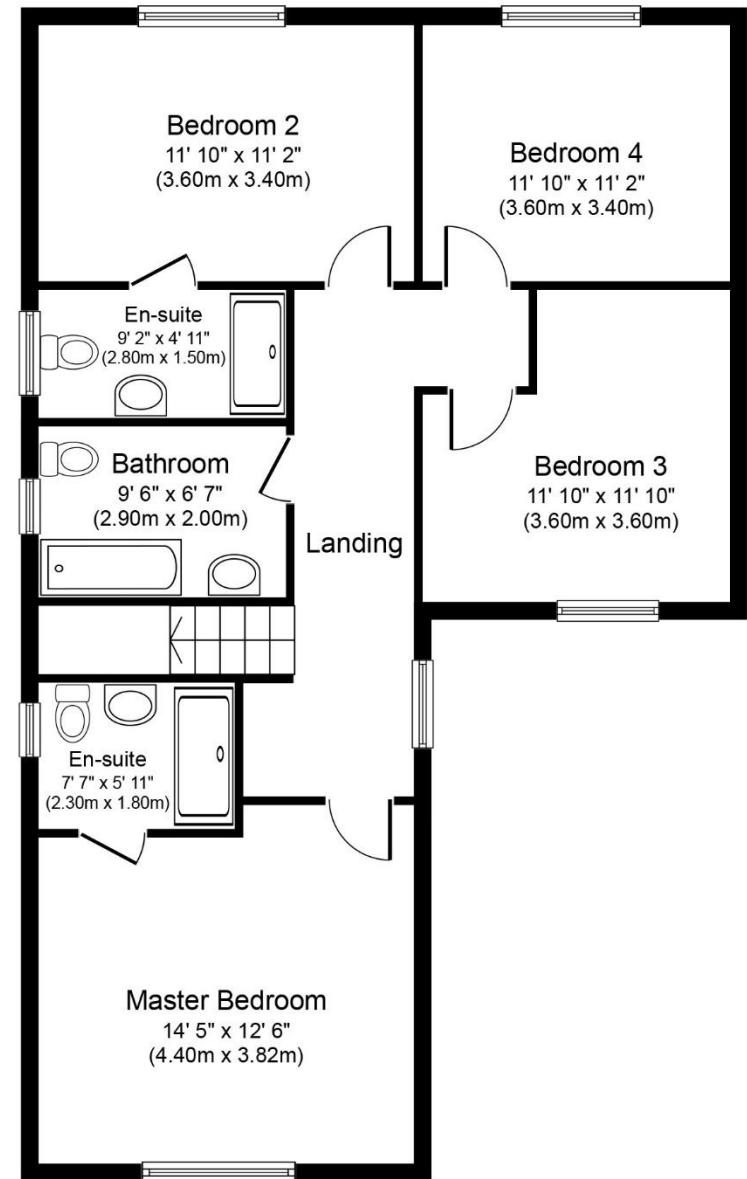
WHAT3WORDS cubic.crumple.oblige

VIEWING by prior appointment only through David Burr Estate Agents.





Ground Floor
Approximate Floor Area
1,168 sq. ft.
(108.5 sq. m.)



First Floor
Approximate Floor Area
901 sq. ft.
(83.7 sq. m.)

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.

