



**51 Strollers Way
Stetchworth, Suffolk**

**DAVID
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51 Strollers Way, Stetchworth, Suffolk, CB8 9TZ

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 recently renovated and updated four-bedroom detached home tucked away in the ever-popular village of Stetchworth. The property provides generous and well-proportioned accommodation in excess of 1,300 sq. ft which comprises three reception rooms, kitchen and utility room, as well as four generous bedrooms, a shower room and separate bathroom. Externally the property offers a fully enclosed and private rear garden, and ample offroad parking the the front.

A well-located and recently refurbished four-bedroom detached property in the popular village of Stetchworth.

Ground Floor

ENTRANCE HALL Entering in through the entrance porch there is stairs rising to the first floor, storage cupboard and doors to:

SITTING ROOM A spacious room with feature fireplace and window to the front aspect.

DINING ROOM With archway from the sitting room, French doors to the rear garden and a door through to the:

KITCHEN With a range of base and matching wall units complete with worktops over. The space features an integrated sink with mixer tap overlooking a window to the rear aspect. There is also an integrated electric oven with electric hob above and extractor hood over. Additionally, there is plumbing and space for either a washing machine, tumble dryer or dishwasher.

UTILITY With further sink and storage overlooking the rear garden and door leading outside.

BOOT ROOM With door in from the front driveway and additional storage to match the kitchen.

BATHROOM A partially tiled space with three-piece suite comprising bath, WC and hand wash basin.

First Floor

LANDING With airing cupboard loft access and doors to:

BEDROOM 1 A spacious double with generous built in wardrobes and dressing area. Complete with window to the front aspect.

BEDROOM 2 Another comfortable double with built in wardrobes and window to the rear aspect.

BEDROOM 3 With built in wardrobes and window to the rear aspect.

BEDROOM 4 With window to the front aspect.

SHOWER ROOM Complete with shower, WC and hand wash basin, as well as frosted window to the rear aspect.

Outside

The front of the property is mainly shingle with ample parking for multiple vehicles. The rear of the property is then mainly grass with a

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small shingled area ideal for alfresco dining. The back boundary is hedge lined and provides a nice element of privacy.

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

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND Band D. (£2,233.83 per annum).

EPC RATING D.

COMMUNICATION SERVICES (Source Ofcom)

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

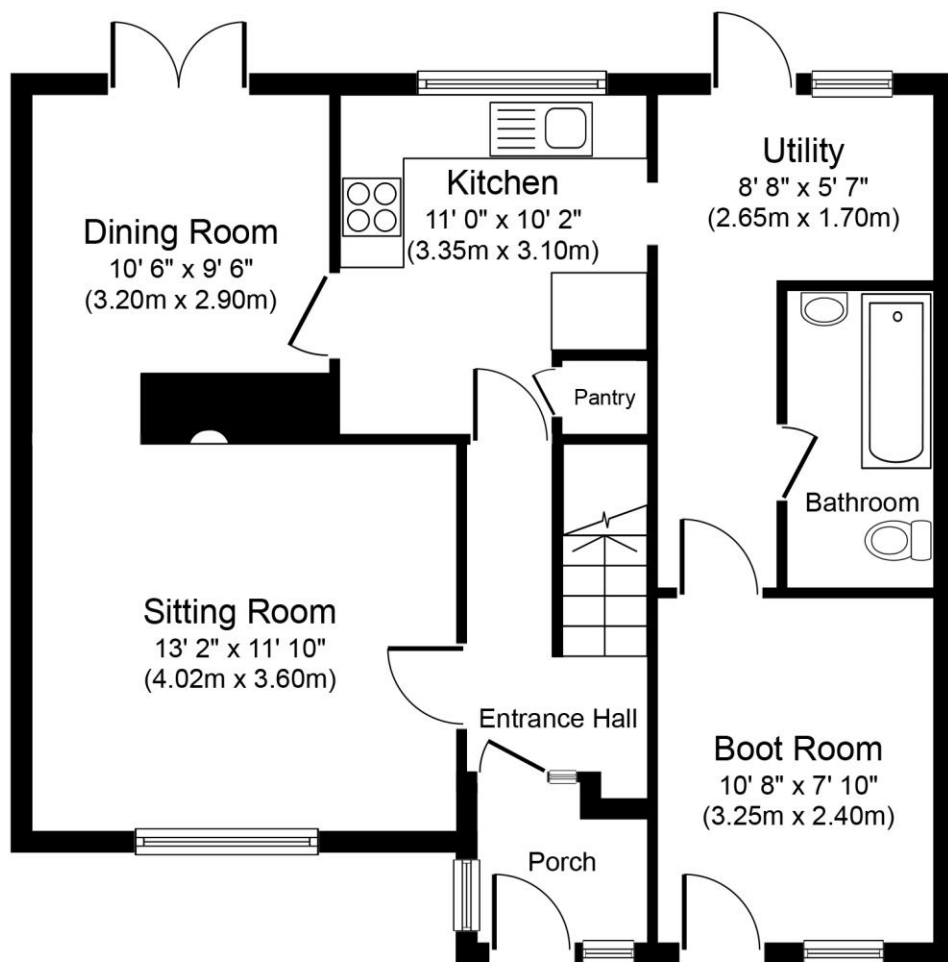
Phone Signal: Likely with all major providers.

WHAT3WORDS brew.remix.accordion

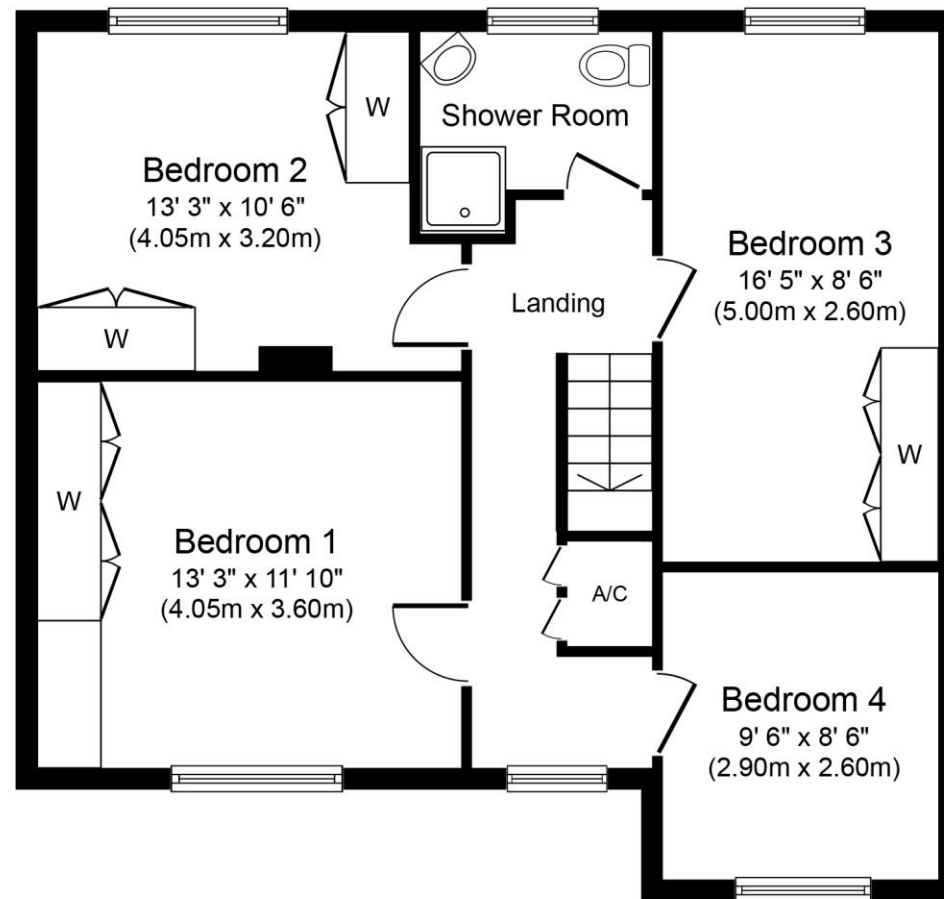
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
685 sq. ft.
(63.6 sq. m.)



First Floor
Approximate Floor Area
665 sq. ft.
(61.8 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.

