



**57 Strollers Way,
Stetchworth**

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57 Strollers Way, Stetchworth, Newmarket, CB8 9TZ

Set amidst celebrated countryside just south of Newmarket, Stetchworth is a highly regarded village offering rural tranquillity with excellent connectivity. Surrounded by stud land, gallops, and bridleways, it's ideal for equestrian and country life enthusiasts. The village features a welcoming community, local pub, well-regarded primary school, and convenient access to the A14 and rail links to Cambridge and London - an exceptional setting for refined village living.

The property provides generous and well-proportioned accommodation in excess of 1,500 sq. ft to comprise a sitting room, an impressive open plan kitchen/dining/ family area and utility room, as well as three generous bedrooms (originally 4 bedrooms with bedroom 3 and 4 knocked together), and a four-piece family bathroom. Externally the property offers a fully enclosed, decked and private rear garden, off-road parking to the front, garage and solar panels.

An extended and greatly improved detached property tucked away in the ever-popular village of Stetchworth, enjoying an outstanding outlook to rear aspect.

Ground Floor

ENTRANCE HALL A welcoming entrance hall with initial glimpse of the fine garden and view beyond apparent through the ample kitchen to the rear. Featuring two handy built-in coat cupboards as you step through the front door. Stairs rise to the first floor, with a useful under-stairs storage cupboard beneath and there's a built-in desk to the side, ideal for a home office or study space.

SITTING ROOM A comfortable and relaxed room featuring an inset electric flame-effect fire, creating a cosy focal point. Focusing in on various shelves and cupboards bespoke built for the room. And the large window looking out over the quiet close outside floods the room with welcome natural light.

KITCHEN / DINING / FAMILY AREA A superb, extended space that runs the full width of the house at the rear, it offers different areas that expertly fulfil different needs, while still offering great flexibility. The left-hand side currently houses a generous suite of sofas, coffee table etc, just inside the bifolding doors that open onto the rear deck. A large table currently sits just adjacent, with eight chairs around it barely impacting the space.

On the right, a stylish and comprehensive range of modern units provide masses of storage along with a long run of work surfaces and even a breakfast bar. In addition, there's an induction hob, stainless sink, built-in dishwasher, double oven and microwave, plus space for a fridge/freezer. This kitchen truly is all any family could need! The whole space is lit with skylights which flood the room with natural light, and from every point the view beyond the garden to the glorious fields behind is sublime.

UTILITY ROOM Fitted with base and eye-level storage units, stainless-steel sink with mixer tap, and space/plumbing for a washing machine and tumble dryer.

CLOAKROOM Comprising a low-level WC, wash hand basin with storage cupboard beneath, tiled splashback, and extractor fan.

First Floor

LANDING The spacious landing is beautifully lit by a window at the near end, and this also lights the stairwell. Doors off lead to all rooms. And note overhead the large loft is insulated and boarded, with a wide hatch and fitted ladder.

BEDROOM 1 A generous double bedroom with window to the front aspect and a range of fitted sliding-door wardrobes.

BEDROOM 2 Another double bedroom overlooking the rear garden and delightful views beyond, with fitted wardrobes.

BEDROOM 3 Originally two separate rooms, now combined into one expansive bedroom with two front-aspect windows, fitted wardrobes, and a useful cupboard over the stairs.

FAMILY BATHROOM Beautifully fitted with tiled floor and walls surrounding a large space in which the basin and wc are joined by both a sumptuous bath and a pristine separate walk-in shower. There's also an airing cupboard in which a modern, pressurised hot water system has been fitted.

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Outside

REAR GARDEN A very well arranged rear garden with side path that runs through to a deck that runs along the width of the house behind the kitchen, expanding to the left, to offer different areas for barbecues, dining or just relaxing on sunny days. There's a large shed to the left, and where there has been a hot tub to the right a concrete plinth has a power supply just adjacent. The central part is a smooth and well-kept lawn, and this arrangement deliberately draws the eyes to the fields and woodland beyond. By any measure it's a wonderful view, changing with the seasons, with plenty of beautiful country walks offering handy access to several nearby villages and some glorious local pubs.

FRONT The house sits well back near the end of a quiet close of just a few, similar houses. The driveway sits in front of the garage door, with a broad expanse of lawn thereafter that could easily be replaced by more parking if needed - although with no restrictions outside and plenty of space on-street, you may not feel this necessary.

INTEGRAL GARAGE Fitted with an electric roller door, power and lighting. The oil-fired boiler is housed in the corner. Currently utilised as a home gym.

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

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,855.20 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

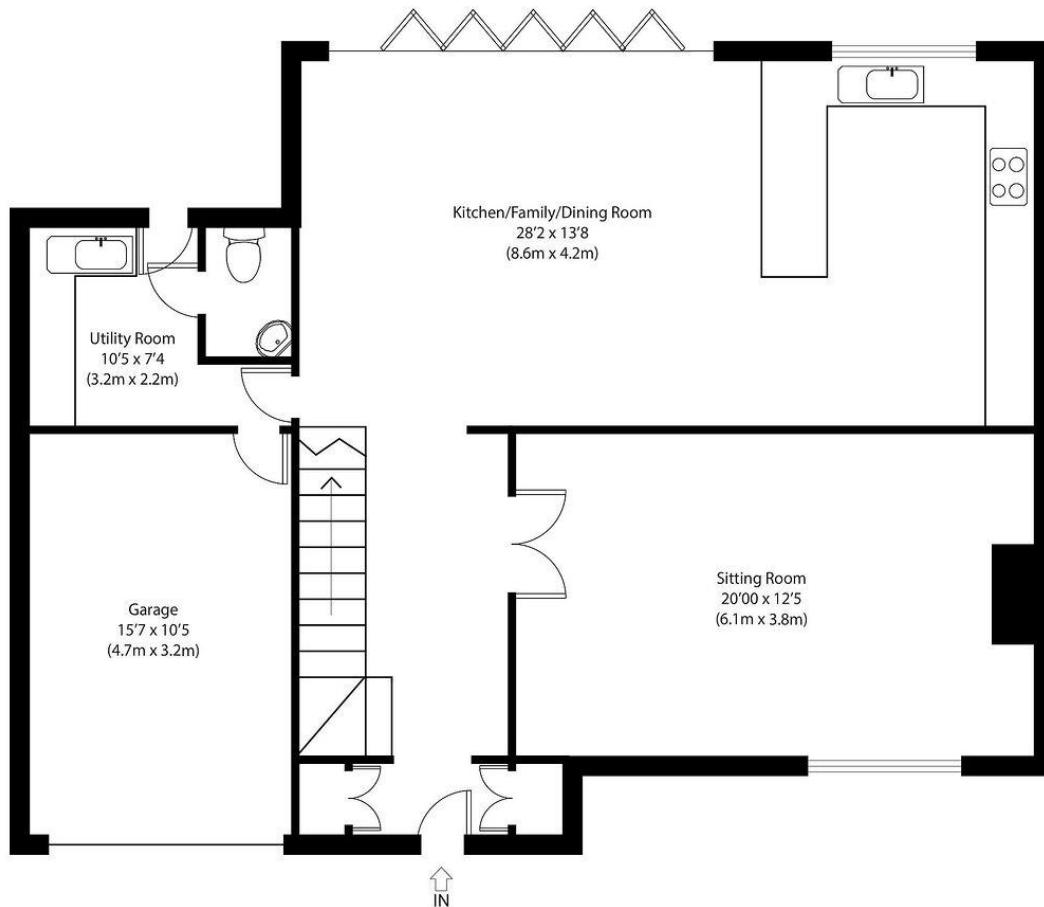
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 60 mbps download, up to 14 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS upgrading.over.saddens

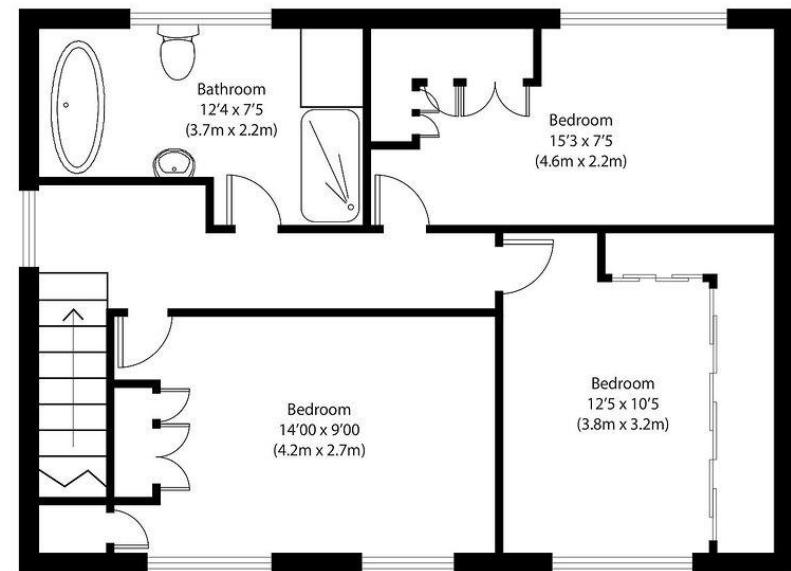
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor



First Floor



Approximate Gross Internal Area
1555 sq ft (144 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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