



2 The Alley
Stetchworth, Cambridgeshire

**DAVID
BURR**



2 The Alley, Stetchworth, Cambridgeshire, CB8 9TL

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 flawlessly presented two-bedroom cottage enjoying a tucked away position within one of the area's finest villages. The property has been meticulously improved to now offer a high quality and stylish finish throughout. The property further enjoys a small courtyard garden to the rear with a recently reclad outbuilding and a further separate sizeable and established garden.

A stunning two-bedroom period home in Stetchworth.

SITTING ROOM With oak flooring, window to front aspect and an exposed brick chimney breast with an open fireplace set within.

KITCHEN / BREAKFAST ROOM A stylishly fitted kitchen with oak worktops and an inset butler sink and drainer. Integrated appliances include an oven, hob and extractor with space for further freestanding appliances. Oak flooring, partially tiled walls and a window to rear aspect.

UTILITY ROOM Fitted units, oak worktops with space and plumbing for appliances. Door and window to rear aspect.

First Floor

LANDING With painted original floorboards and access to the sizeable loft space which is ripe for conversion (subject to planning permission) and currently extensively boarded.

BEDROOM 1 Window to front aspect.

BEDROOM 2 Window to rear aspect.

BATHROOM Extensively and stylishly tiled with a bath and shower over, WC, wash hand basin and two heated towel rails, all of which are 'Heritage'. An impressive exposed ceiling beam and window to rear aspect.

Outside

The property enjoys a small courtyard seating area to the rear of the property which is situated beside the recently reclad **OUTBUILDING**. The outbuilding of 3.7m x 2.1m in dimension, benefits from its own electricity supply and is ripe for renovation and conversion into a home office / studio. In addition located a short walk from the property is a sizeable and mature garden that is predominately lawned but decorated extensively with established plants, shrubs and an apple tree.

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

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LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND B.

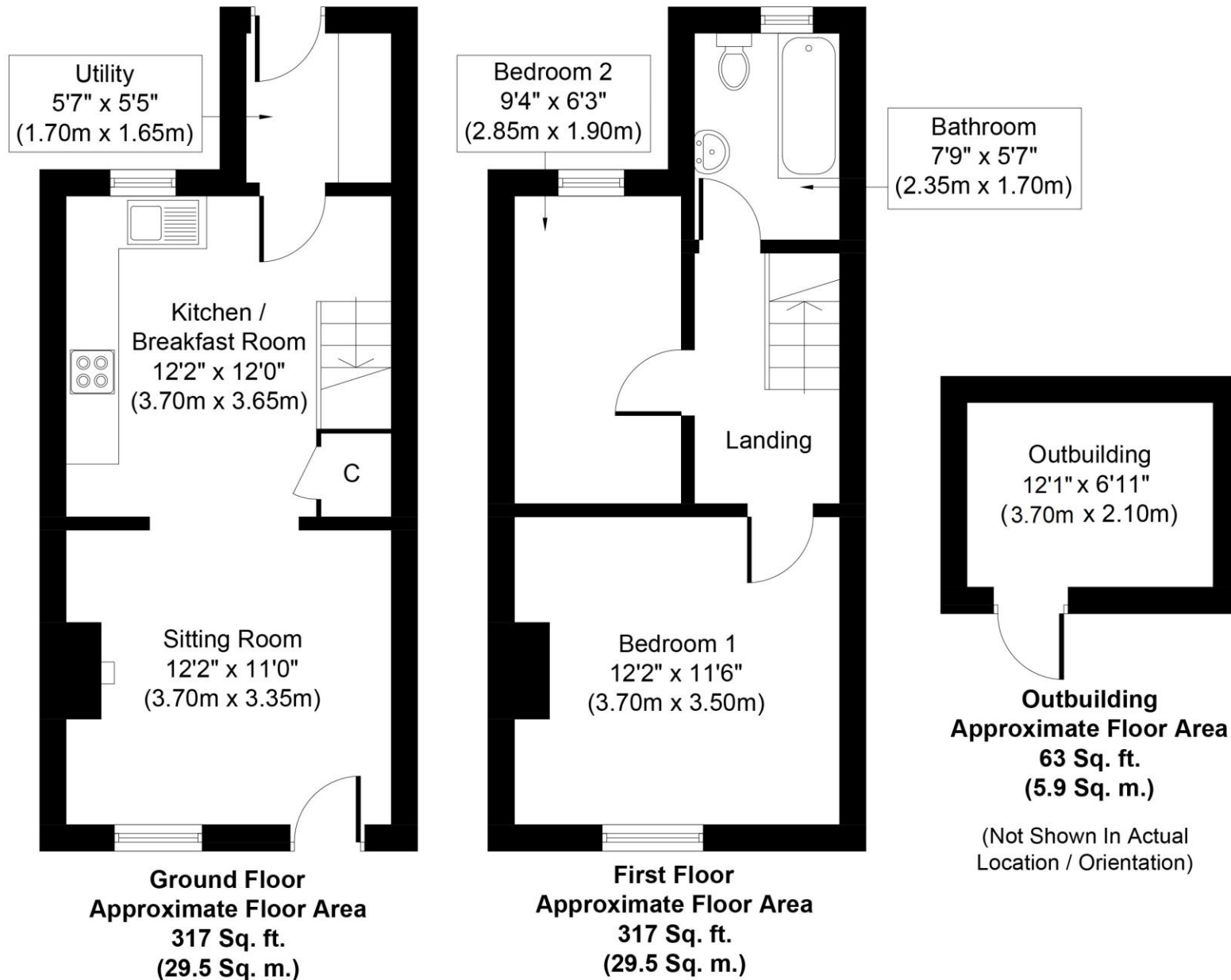
TENURE Freehold.

EPC E.

WHAT3WORDS depths.vest.restrict

VIEWING by prior appointment only through David Burr Estate Agents.





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. 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.

