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Residential sales, lettings & management



93 Stetchworth Road
Dullingham,
Cambs, CB8 9UH

An impressive semi detached family house overlooking paddocks to the front, built less than 10 years ago to a high standard and situated close to a highly regarded primary school. Hall, sitting room, study, large kitchen, cloakroom, 3 bedrooms, en suite, attic room, enclosed garden & off road parking

Guide Price: £425,000



Dullingham lies amidst undulating countryside, it is approximately four miles south of Newmarket and twelve miles east of the University City of Cambridge. Together with the village of Stetchworth there is a good range of local facilities including a highly regarded primary school and the "Ellesmere Centre" where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Unusually for this size of village Dullingham can boast its own railway station with connections to Newmarket and Cambridge which in turn links to London. There are also excellent links with the A14 and A11 dual carriageways which interconnect with many of the region's principal centres.

Situated close to the Dullingham/Stetchworth border and the highly regarded Kettlefields primary school this modern semi detached house offers extremely well presented accommodation of quality, enhanced by its very GREEN credentials. Scoring almost maximum energy performance points this house is extremely energy efficient, its well insulated, heated via an air source heat pump and has solar panels on the roof.

Not only has it superb GREEN credentials, the house is also offers excellent family living accommodation, complimented by a pleasant garden and off road parking.

In detail the accommodation includes:-

Ground Floor

Entrance Hall

Entrance door, radiator, stairs to the first floor, under stair storage cupboard, airing cupboard with a pressurized hot water cylinder, solar panel controls and water softener.

Cloakroom

Fitted with a handbasin, low level wc, window to the front, heated towel rail.

Sitting Room 4.16m (13'8") x 3.34m (10'11")

With a window to the front and side, double radiator.

Study 3.11m (10'2") x 1.69m (5'7")

With a window to the side, radiator.

Kitchen/Dining Room 5.00m (16'5") x 3.99m (13'1")

Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, fitted electric oven, built-in four ring ceramic hob with extractor hood over, window to the side, two double radiators, recessed ceiling spotlights, bi-fold doors to the patio.

Utility 1.60m (5'3") x 1.21m (4')

With worktop space, space for washing machine and door to the garden.

First Floor

Landing

Radiator, stairs to the 2nd floor.

Bedroom 1 3.87m (12'8") max x 3.39m (11'1")

With a window to the rear, double radiator, door to:

En-suite Shower Room

Fitted with a three piece comprising of a pedestal wash hand basin with shaver point, shower enclosure with glass screen, low-level WC, extractor fan, window to the side, heated towel rail, recessed ceiling spotlights.

Bedroom 2 3.39m (11'1") max x 2.85m (9'4")

With a window to front, radiator.

Bedroom 3 2.71m (8'11") x 2.60m (8'6")

With a window to the front, double radiator.



Bathroom

Fitted with a three piece suite comprising of a panelled bath with independent shower over and mixer tap, wash hand basin with cupboard under, tiled splashback and shaver point, low-level WC, extractor fan, window to the rear, double radiator, recessed ceiling spotlights.

Second Floor

Landing

Door to:

Attic Room 4.73m (15'6") x 3.36m (11')

With two skylights, window to the side, radiator, large storage cupboard, which we understand has plumbing for a further shower room.

Outside

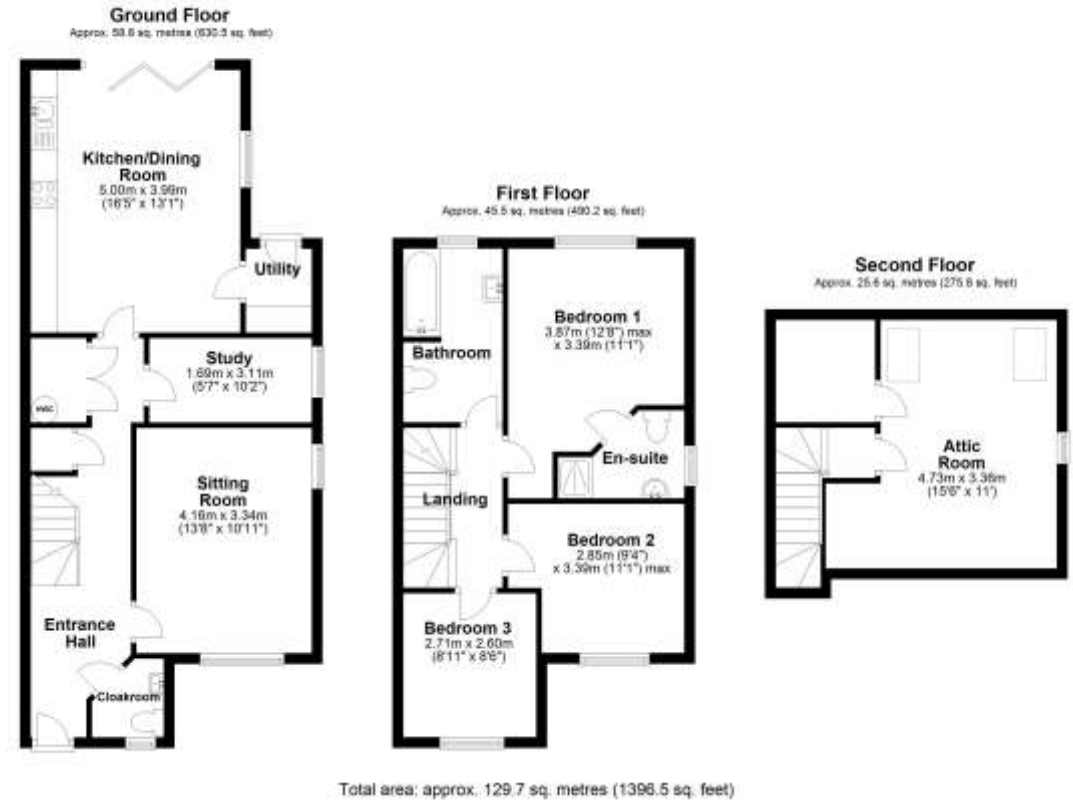
Shingle drive to the front with a shared access and laid to lawn and providing parking for 2 cars. Planting area edged in brick. The rear garden is laid to lawn with a patio area, side gate, air source heat pump, variety of ornamental trees.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: E East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



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2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

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