



Stetchworth, Cambridgeshire

Pocock + Shaw

3 Stone Row
Ley Road
Stetchworth
Suffolk
CB8 9TS

An attractively positioned period brick & flint two bedroom cottage of charm and character situated in this ever popular village.

Open plan sitting/dining room with exposed beams, kitchen, bathroom, gardens to the front and rear.

Potential to convert to 3 bedrooms (stc). No Chain

Guide Price £325,000



Stetchworth lies amidst most attractive undulating countryside and is approximately 4 miles south of the horse racing town of Newmarket and about 13 miles east of the University City of Cambridge. Together with the village of Dullingham there is a good range of local facilities including a highly regarded primary school, several public houses and the Ellesmere Centre where there is a morning shop and post office, range of sports facilities including squash and tennis courts. There is also a small railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London and there is also excellent links via the A14 and A11 dual carriageways which interconnect with many of the regions principal routes including the M11 to Stansted Airport and London.

This charming brick and flint period cottage attractively situated within a terrace of similar properties and is set back some 80' behind a front garden which is laid to lawn. The cottage has benefited from a sympathetic two storey rear extension and retains a great deal of character including exposed beams and an open fireplace. On the 1st floor the property benefits from a large master bedroom, thought to have been originally 2 separate rooms and it is considered that this could be reinstated subject to consent. With the benefit of an oil fired radiator heating system in detail the accommodation includes:-

GROUND FLOOR

SITTING ROOM 4.95m (16'3") x 3.67m (12')
With two Upvc double glazed windows to the front, fireplace with brick surround, exposed beams, stairs to the 1st floor, wood flooring and a part glazed entrance door. This room opens to:

DINING ROOM 3.56m (11'8") x 3.52m (11'7") max
Upvc double glazed window to rear, two radiators,

wooden flooring, Upvc part glazed door to garden, opening to the:

KITCHEN 2.90m (9'6") x 1.91m (6'3")
Fitted with a range of base and eye level units, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, window to rear, door to inner lobby and door to:

BATHROOM
Fitted with three piece suit comprising a bath, electric shower over, wash hand basin, low-level WC, tiled splashbacks, extractor fan, window to rear, radiator.

FIRST FLOOR

LANDING
With access to the loft space.

BEDROOM 1 5.44m (17'10") x 3.90m (12'10") to the back of the wardrobes.
With two Upvc double glazed windows to the front, two radiators, wooden flooring, built in wardrobes, storage cupboard.

NOTE: This bedroom was understood to have been formally two bedrooms and if it were to be re divided we have estimated the room sizes to be, left hand wall 12'6 x 8'7 to the chimney breast and the right hand room to be 9'5 x 8 to the back of the wardrobes.

BEDROOM 2 3.66m (12') x 2.23m (7'4")
Upvc double glazed window to rear aspect, radiator, wooden flooring.

BOILER/STORAGE ROOM about 7'3 x 3'11
with a wall mounted oil fired boiler serving the hot water and heating.



OUTSIDE

The property is set back behind a long front garden laid to lawn.

The rear garden is about 47' deep with a patio area, lawn, 2 brick sheds, plastic oil tank and side pedestrian access.

Services

Mains water, drainage and electricity are connected.

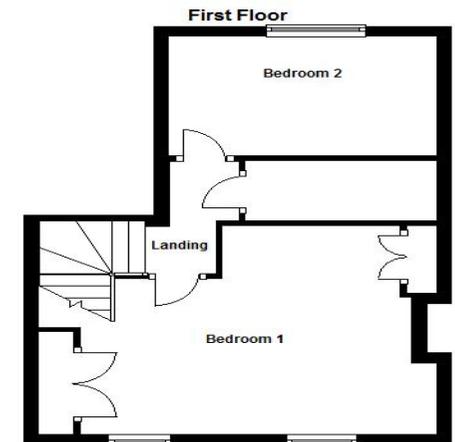
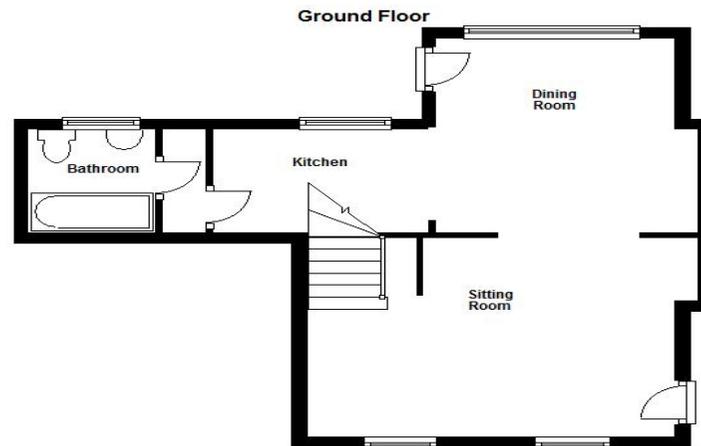
The property is not in a conservation area. The property is in a very low flood risk area. On street parking is available nearby.

Tenure

The property is freehold.

Council Tax Band: B East Cambridgeshire District Council

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



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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