



DAVID  
BURR

**4 Strollers Way,  
Stetchworth, Cambridgeshire**



# 4 Strollers Way, Stetchworth, Cambridgeshire, 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 deceptively spacious three-bedroom detached bungalow tucked away in a quiet cul-de-sac in the highly sought-after village of Stetchworth. The property benefits from an open-plan sitting/dining room, as well as three generous bedrooms. Externally, the bungalow offers driveway parking, a garage, and a well-presented rear garden.

## A deceptively spacious three-bedroom detached bungalow in the sought-after village of Stetchworth.

### Ground Floor

**ENTRANCE HALL** Entered via a partially glazed front door, the entrance hall provides access to the loft, houses the boiler cupboard, and leads to the main living areas.

**SITTING/DINING ROOM** A generously proportioned open-plan space with a window overlooking the rear aspect and doors opening into the conservatory. The room features a central fireplace and has an opening through to the kitchen.

**KITCHEN** Fitted with a range of matching base and wall units with worktops over, the kitchen includes a double electric oven and an electric hob with an extractor fan above. There is an inset sink with mixer tap beneath a window to the side aspect. Additional features include a pantry cupboard with space for a free-standing fridge/freezer and plumbing for a washing machine.

**CONSERVATORY** Fully glazed on all sides, the conservatory offers a bright, relaxing space with doors opening out to the rear garden.

**BEDROOM 1** A spacious double bedroom with fitted wardrobes and a window overlooking the front aspect.

**BEDROOM 2** A further spacious double bedroom with fitted wardrobes and a window overlooking the front aspect.

**BEDROOM 3** A well-proportioned room with fitted wardrobes and a window to the side aspect.

**BATHROOM** A generous bathroom featuring a bathtub and a separate shower cubicle. Also fitted with a WC, hand wash basin, and a frosted window to the side aspect. An airing cupboard provides additional storage.

### Outside

The property is approached via a driveway offering ample parking for several vehicles. This leads to a covered carport and the main entrance, as well as a single garage fitted with an up-and-over door, lighting, and power. The remainder of the front garden is mainly laid to lawn. The rear garden features a paved patio area—ideal for al fresco entertaining—along with a selection of established shrubs. The remainder of the garden is laid to lawn and fully enclosed, offering a private and peaceful outdoor space.

# 4 Strollers Way, Stetchworth, Cambridgeshire, CB8 9TZ

## Material Information

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators, underfloor heating in the kitchen/living area. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Tbc.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Standard brick construction.

**LOCAL AUTHORITY:** East Cambridgeshire District Council.

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

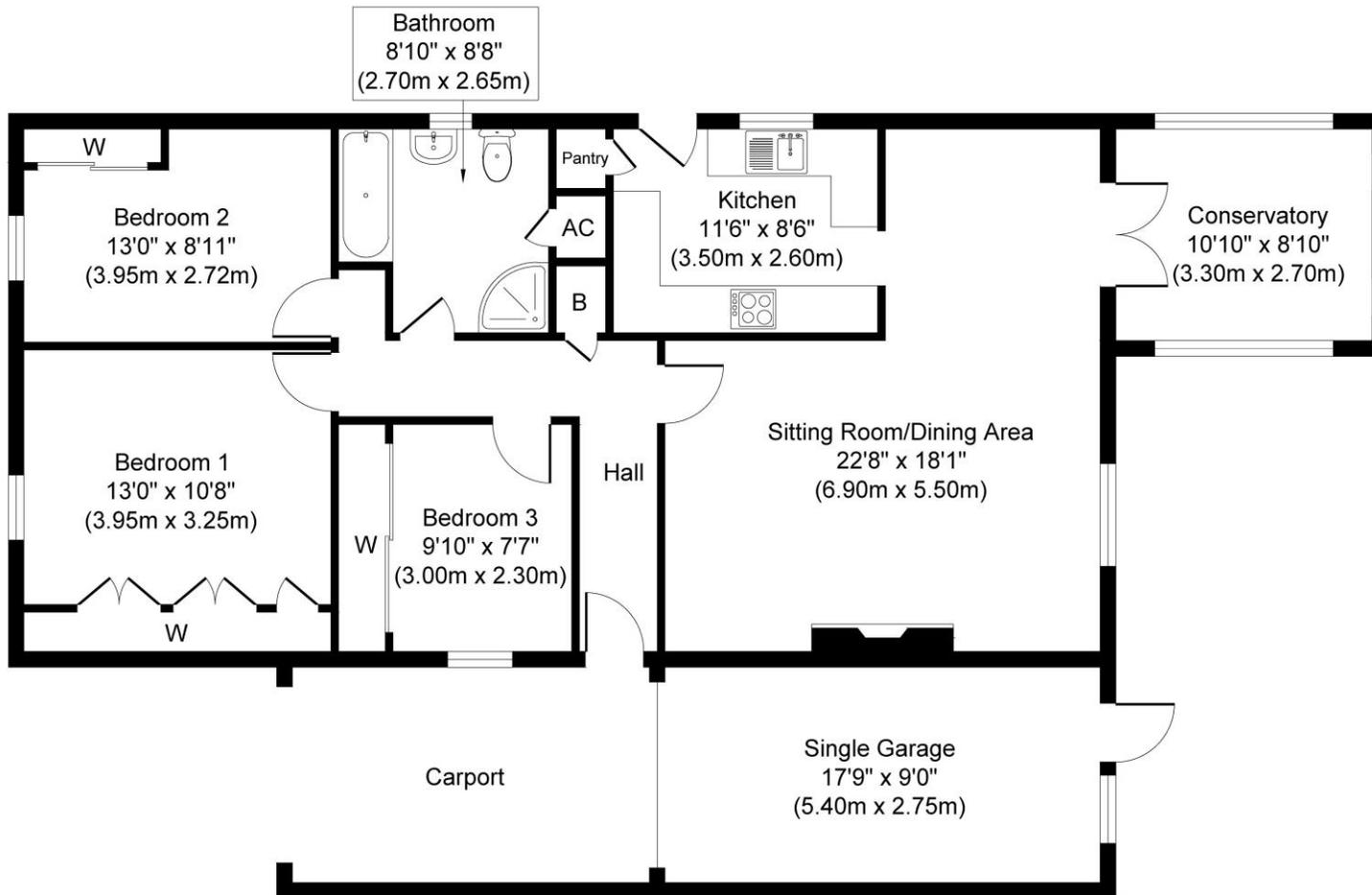
**COMMUNICATION SERVICES** (source Ofcom): Broadband: Yes. Speed: Up to 70 mbps download, up to 18 mbps upload. Phone Signal: Likely with all major providers.

**WHAT3WORDS:** bulletins.hype.proofs

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Approximate Floor Area**

**1426 sq. ft  
(132.50 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.

