



Wheelwright Way, Stow-Cum-Quay, CB25 9AN

CHEFFINS

Wheelwright Way

Stow-Cum-Quy,
CB25 9AN

A beautifully presented and generously proportioned three bedroom link-detached chalet bungalow with off-road parking for multiple vehicles as well as a garage. The property is situated in the sought after village of Stow-Cum-Quy and conveniently located for the villages amenities as well as providing convenient access to Cambridge city centre as well as major road and rail links.

3 2 2

Guide Price £450,000





LOCATION

The village of Stow-Cum-Quy is well-served by local amenities, including a post office/shop for everyday essentials, village hall, and Quy Mill Hotel & Spa, a popular destination for dining and relaxation. Nearby supermarkets and shops are easily accessible. Stow-Cum-Quy sits just off the A14, providing swift road links to Cambridge city centre (approximately 5 miles away) and Newmarket, while regular bus services connect the village to surrounding areas with Main Street being approximately 2 miles from the Newmarket Road Park and Ride into Cambridge city centre. The scenic Quy Fen and nearby footpaths offer beautiful countryside walks, and the National Trust's Anglesey Abbey, with its stunning gardens and woodland, is just a short drive away. Cambridge North railway station is within easy reach, offering direct services to London in under an hour, making the location ideal for commuters seeking a balance between village life and city convenience.

UPVC FRONT DOOR

which leads into:

VAULTED ENTRANCE HALL

carpeted, downlighters, storage cupboard with downlighter and controls for underfloor heating, stairs to first floor and accessed to various rooms, Velux window.

SITTING ROOM

carpeted, downlighter, upvc double glazed window overlooking rear garden and double doors opening out onto the side garden and terrace area, underfloor heating.

PRINCIPAL BEDROOM

carpeted, built-in wardrobe with sliding mirrored door, upvc double glazed window overlooking rear of the property, underfloor heating, downlighter, door into:

ENSUITE SHOWER ROOM

carpeted, three piece suite comprising walk-in shower, low level w.c., wash hand basin and tiled splashback, extractor fan, downlighter, frosted upvc double glazed window overlooking front of the property.

KITCHEN

with range of floor and wall units, laminate worktop, stainless steel sink and drainer, upvc double glazed window overlooking the front of the property and upvc double glazed window overlooking side of the property, integrated fridge and freezer, integrated oven, integrated 4 ring electric hob, integrated dishwasher, downlighter, laminate tile effect flooring, underfloor heating.

DINING ROOM

off the kitchen and entrance hall, carpeted, downlighter, upvc double glazed window overlooking the side of the property, upvc double glazed window overlooking the front of the property, underfloor heating.

UTILITY ROOM

continuation of the laminate tile effect flooring, range of wall and floor units with laminate worktops, stainless steel sink and drainer, space and plumbing for washing machine, upvc double glazed window and upvc double glazed door looking out onto the side garden and door with access out onto side garden.

DOWNSTAIRS W C

carpeted, low level w.c., wash hand basin with tiled splashback, upvc double glazed window overlooking the side garden and downlighter.

ON THE FIRST FLOOR

LANDING

carpeted, downlighters, two eaves storage cupboards one of which contains the hot water tank, heated towel rail.

BEDROOM 2

carpeted, downlighter, radiator, Velux window overlooking the side of the property.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking the rear garden and Velux window and downlighters.

BATHROOM

carpeted, heated towel rail, tiled walls, Velux window, extractor fan, three piece suite comprising bath, wash hand basin and low level w.c., downlighter.


OUTSIDE

The property is approached via a shared gravelled driveway leading to further brick paved driveway and garage with up and over door, offering off-road parking for multiple vehicles. The front garden is partly enclosed via a wall and there is large borders containing trees, shrubs and bushes. There is a pathway which leads to bin store and also houses the oil tank, pathway continues on around to side gate into the rear garden.

Gate provides access out to the front of the property. The garden is fully enclosed by timber post and rail fencing, pathway leads around the property and offers terrace area perfect for al fresco dining. The garden is predominantly laid to lawn with various borders and beds containing a variety of plants, shrubs and bushes. Outside tap, oil fired boiler on the outside of the property, two water butts and timber shed. Electricity meter cupboard on the outside of the property. The rear garden is also accessed into the GARAGE with concrete floor, power, up and over door, further eaves storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1226 sq ft - 114 sq m (Excluding Garage)

Ground Floor Area 787 sq ft – 73 sq m

First Floor Area 439 sq ft – 41 sq m

Garage Area 143 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS