



High Street, Stetchworth, CB8 9TH

**CHEFFINS**

## High Street

Stetchworth,  
CB8 9TH

- Semi-Detached Home
- Annexe/Studio - Perfect for multi-generational living or Airbnb
- Over 1,800 sq ft of Accommodation
- 4 Bedrooms & 4 Bathrooms
- Modern Kitchen/Dining/Family Room
- Driveway with Garage & EV Charging
- Enclosed Rear Garden
- NO CHAIN

A spacious 4 bedroom semi-detached home featuring over 1,800 sq ft of accommodation in the popular village of Stetchworth and offered with NO CHAIN. This impressive property boasts versatile accommodation including an annexe/studio which is perfect for multi-generational living or an Airbnb income, a modern open plan kitchen/dining/family room, a ground floor bedroom and study, 3 further bedrooms on the first floor and a total of 4 bath/shower rooms. Outside the property enjoys ample driveway parking, EV charging, a garage and an enclosed rear garden.

4 4 2



Offers In Excess Of



## LOCATION

STETCHWORTH is a delightful village set in the rolling countryside about 3 miles south of Newmarket. Local amenities include a shop, a Post Office, the Ellesmere Centre, a park, day nursery, Kettlefields Primary School and a public house. Dullingham (1 mile) has a local railway station providing access to Cambridge and London (45 mins to Kings Cross). The nearby A14 also gives good access to Cambridge, Bury St Edmunds and London via the A11.

**ENTRANCE HALL**

with entrance door, solid oak wood floor, radiator, stairs leading to the first floor, double glazed window to the front aspect.

**LIVING ROOM**

with a radiator, built-in electric fireplace, double glazed window to the front aspect.

**STUDY**

with double doors leading into the conservatory.

**SHOWER ROOM**

with a hand wash basin, low level WC, corner shower cubicle, heated towel rail, tiled flooring, double glazed window to the side aspect.

**BEDROOM 4**

with a radiator, double glazed window to the front aspect.

**KITCHEN/DINING/FAMILY ROOM**

with a range of built-in wall and base mounted units with granite work surface over, inset sink, space for American style fridge/freezer, built in appliances including eye level oven and a gas hob with extractor hood over, breakfast bar area, 2 modern style radiators, large bespoke floor to ceiling built-in storage units, double glazed window to the side aspect, further window looking into the conservatory, glazed double doors opening onto the rear garden.

**CONSERVATORY**

with an air conditioning unit, glazed double doors accessed from the kitchen/breakfast room and a set of glazed double doors opening onto the garden.

**ANNEXE**

A great flexible space with excellent potential for Airbnb income or multi-generational living.

**ENTRANCE LOBBY**

with access door from the rear and an internal door leading to the;

**LIVING/KITCHEN/BEDROOM**

Studio style accommodation with 2 modern style radiators, double glazed French doors opening onto a private section of the rear garden, double glazed window to the side aspect.

Kitchenette with a range of built in wall and base units, small sink, small gas hob with extractor hood over and a built-in oven.

**SHOWER ROOM**

with a double width shower cubicle, hand wash basin, low level WC, heated towel rail.

**FIRST FLOOR****LANDING**

with a radiator, 2 double glazed windows to the side aspect.

**BEDROOM 1**

with a radiator, air conditioning unit, double glazed window to the front aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, hand wash basin, double width shower cubicle, double glazed window to the side aspect.

**BEDROOM 2**

with a radiator, double glazed window to the side aspect.

**BEDROOM 3**

with a radiator, double glazed window to the side aspect.

**FAMILY BATHROOM**

with a jacuzzi bath with shower attachment, hand wash basin, low level WC, recessed ceiling spotlights, double glazed window to the side aspect.

**OUTSIDE**

To the rear of the property is a private enclosed rear garden with hedgerow borders, patio seating area and a timber shed.

There is a separate enclosed rear garden for the annexe/studio.

To the front of the property is a large gravelled driveway providing ample parking with an EV charging point, shrubs and hedgerow.

**GARAGE**

with built-in storage, hand wash basin, double barn style timber doors.

**SALES AGENTS NOTES**

Please note the property construction is brick/slate/tile. The annexe is timber framed internally and was fully insulated when built.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>30</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Offers In Excess Of £600,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire



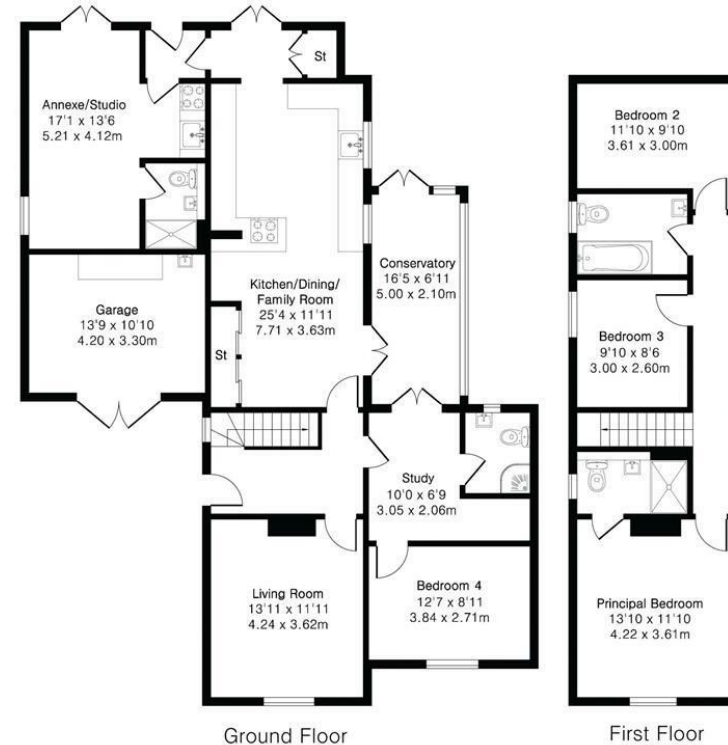


## Approximate Gross Internal Area 1807 sq ft - 168 sq m (Excluding Garage)

Ground Floor Area 1236 sq ft – 115 sq m

First Floor Area 571 sq ft – 53 sq m

Garage Area 149 sq ft – 14 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.

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>.

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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.

