



Tea Kettle Lane, Stetchworth, CB8 9TP

CHEFFINS

Tea Kettle Lane

Stetchworth,
CB8 9TP

- Detached Family Home
- 4 Bedrooms – 1 Ensuite
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Detached Garage & Driveway
- Enclosed Rear Garden
- Ideally Located for access to Cambridge and Newmarket

An impressive and well presented 4 bedroom detached family home set in the sought-after village of Stetchworth, with excellent local amenities and easy access to both Newmarket and Cambridge. The accommodation comprises 3 reception rooms including a living room, dining room and study along with a good sized kitchen/breakfast room and a separate utility room. The first floor features four bedrooms, including a principal bedroom with an ensuite plus a family bathroom. Outside, the property benefits from a detached double garage, a driveway providing space for 3/4 vehicles and an enclosed rear garden.

4 2 3

Guide Price £675,000





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 a door to the front, 2 radiators, alarm panel, stairs up to the first floor landing.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, tiled flooring, radiator.

LIVING ROOM

A triple aspect room with a double glazed sash window to the front aspect, a window to the side aspect and French doors opening onto the rear garden with 2 further glazed windows. Accessed via double doors from the entrance hall with a radiator, open fireplace with marble hearth and wooden surround, picture rails.

STUDY

with a radiator, picture rails, double glazed sash window to the rear aspect.

DINING ROOM

Accessed via double doors from the entrance hall with 2 radiators, picture rails, double glazed sash window to the front aspect.

KITCHEN/BREAKFAST ROOM

with a beautiful range of matching wall and base units with work surfaces over, 1.5 bowl sink, centre island, integral appliances including a built-in dishwasher, 5 ring Neff electric hob with Neff extractor hood over, Neff eye level double electric ovens, built-in fridge and freezer, tiled flooring,

tiled splashbacks, inset spotlights, radiator, heated towel rail, double glazed sash windows overlooking the rear garden and double glazed French doors leading out.

UTILITY ROOM

with a range of matching wall and base units with work surfaces over, sink, oil fired boiler, heated towel rail, stable style door opening onto the rear gardens.

FIRST FLOOR

LANDING

with access to the loft space, radiator, window overlooking the rear garden.

BEDROOM 1

with double glazed sash windows overlooking the rear garden, radiator, built-in linen cupboard.

ENSUITE BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with rainfall shower over and glass screen, heated towel rail, tiled splashbacks, tiled flooring, double glazed sash window to the side aspect.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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

FAMILY BATHROOM

with a low level WC, pedestal wash hand basin, bidet, side panel bath with shower over, heated towel rail, half tiled walls, tiled flooring, double glazed sash window to the front aspect.

OUTSIDE

To the front of the property is a block paved driveway with parking for 3/4 cars and enclosed by hedgerow borders.

Side gated access leads into the established rear garden which is enclosed by timber fencing, laid to lawn and with various flower and mature shrub borders, a patio seating area, outside tap and power point. To the right hand side is an oil tank and coal bunker.

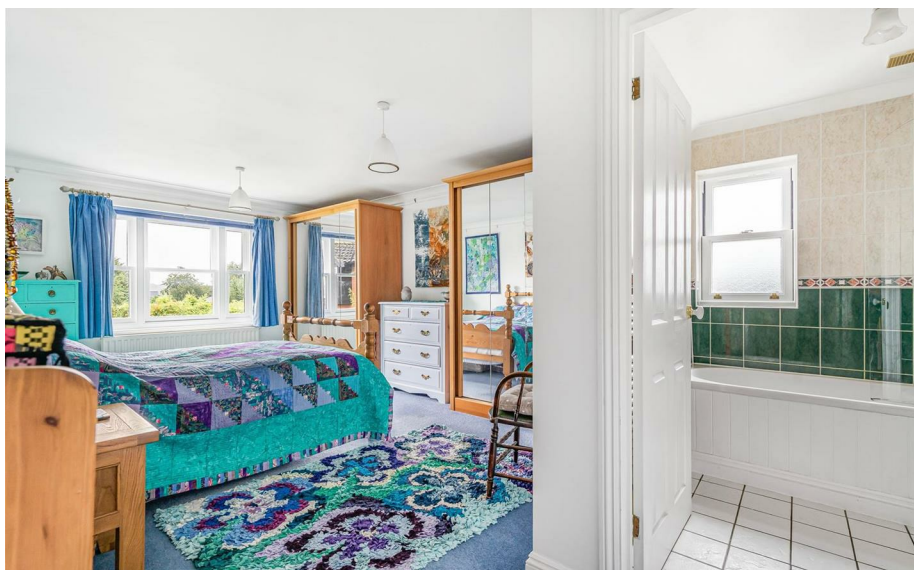
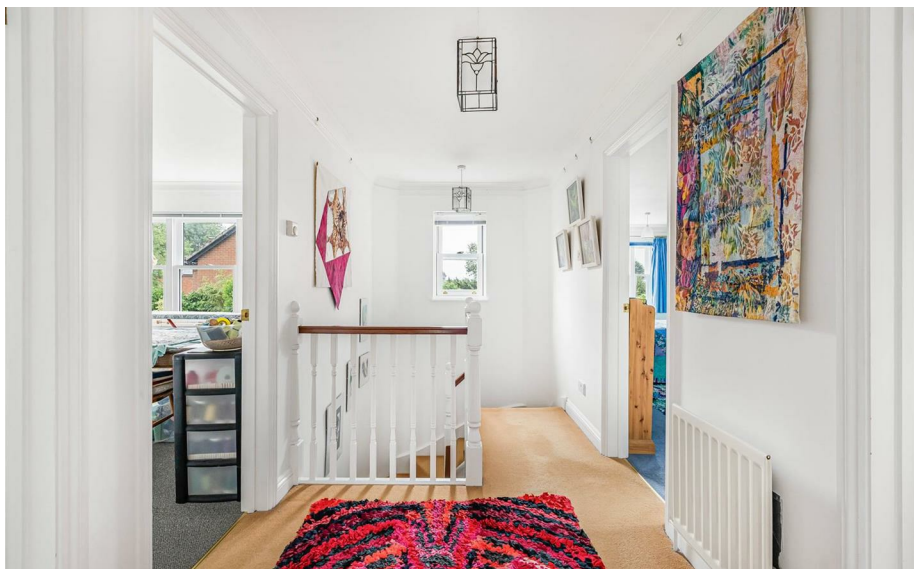
DETACHED DOUBLE GARAGE

with an electric up and over door, rear pedestrian access door, power and light.

SALES AGENTS NOTES

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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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 £675,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire



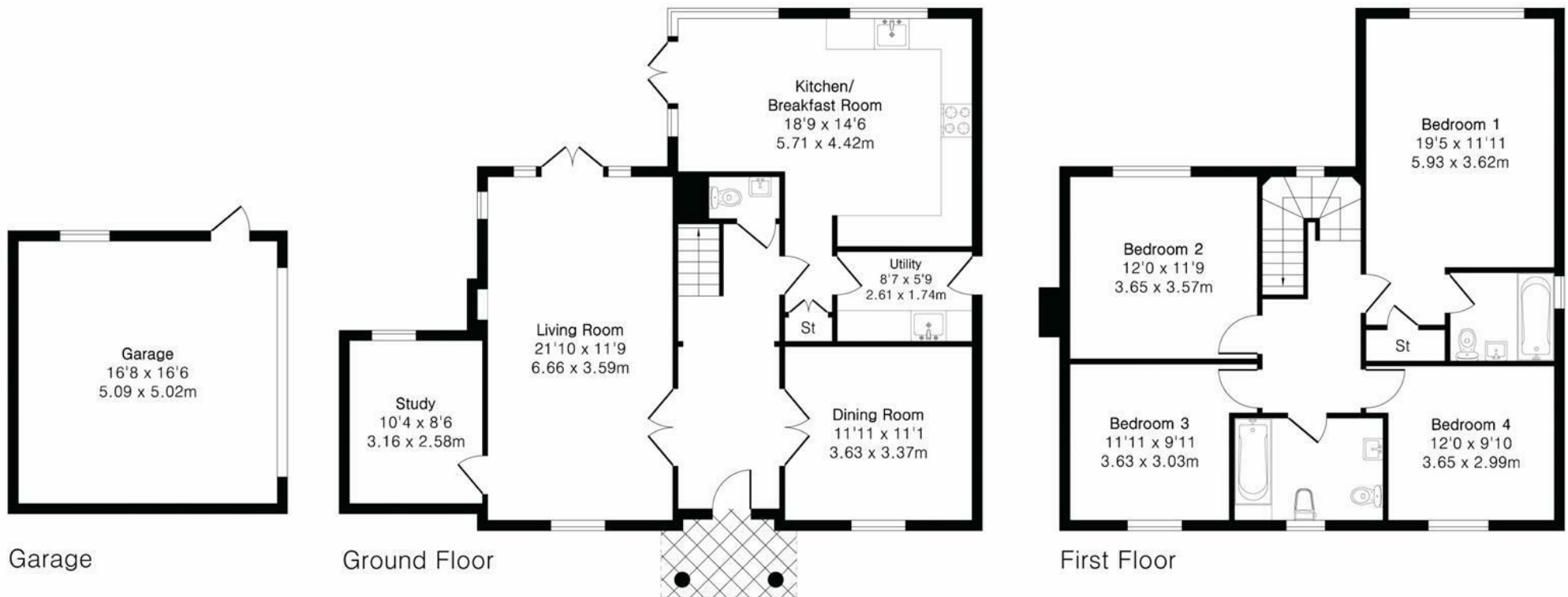


**Approximate Gross Internal Area 1742 sq ft - 162 sq m
(Excluding Garage)**

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 794 sq ft – 74 sq m

Garage Area 275 sq ft – 26 sq m





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.

