



2 Stetchworth Road
Woodditton, Cambridgeshire CB8 9SP
Offers In Excess Of £500,000

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An individually built modern and detached family home set within this picturesque village and enjoying enclosed partly walled gardens.

Woodditton is a pretty village surrounded by undulating countryside, stud farms and woodland. Newmarket is the nearest town and is reconsigned as the headquarters of British flat racing. Access to Cambridge is simple and there is a railway station at Dullingham providing regular service to Cambridge & Ipswich.

This family home offers generous size rooms and boasts floor space of almost 2000 sq ft.

Spacious entrance hall, three reception rooms, kitchen/breakfast room, four bedrooms, (ensuite to master) and family bathroom.

Externally the property offers a pleasant and fully enclosed garden, double garage with extensive parking to front and fully enclosed partly walled rear garden.

EPC (D)
Council Tax Band F (East Cambs)

Entrance Porch

With access and door leading through to:

Entrance Hall

With staircase rising to the first floor, access and door leading through to:

Sitting Room 19'5" x 12'4" (5.92m x 3.76m)

With wood burning stove, dual aspect windows and patio doors leading through to rear terrace.

Dining Room 13'10" x 10'0" (4.22m x 3.05m)

With part vaulted ceiling and full length windows to rear aspect.

Kitchen 16'9" x 12'5" (4.88m x 3.78m)

Fitted with a range of eye and base level storage units with working top surfaces over, integrated double oven, integrated hob with recessed extractor over, stainless steel inset sink unit, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, vinyl flooring, two double glazed windows to side aspect, patio door leading to rear terrace.

Utility Room 8'9" x 5'10" (2.67m x 1.78m)

Fitted with a range of base level units, stainless steel inset sink unit. window and door leading through to side aspect.

Study 8'9" x 5'10" (2.67m x 1.78m)

With windows to side aspects, door leading through to:

First Floor Landing

Spacious and versatile landing, access to loft space, Velux window, access and door leading through to:

Bedroom 1 12'8" x 11'5" (3.86m x 3.48m)

With window to the rear aspect, access and door leading through to:

En-Suite

Suite comprising shower cubicle, low level WC, wash hand basin set in vanity unit, window to the side aspect.

Bedroom 2 12'4" x 9'7" (3.76m x 2.92m)

With window to the rear aspect.

Bedroom 3 12'5" x 9'7" (3.78m x 2.92m)

With window to the front aspect.

Bedroom 4 12'6" x 7'1" (3.81m x 2.16m)

With window to the front aspect.

Bathroom

Suite comprising panel bath, low level WC, wash hand basin, window to the side aspect.

Outside - Front

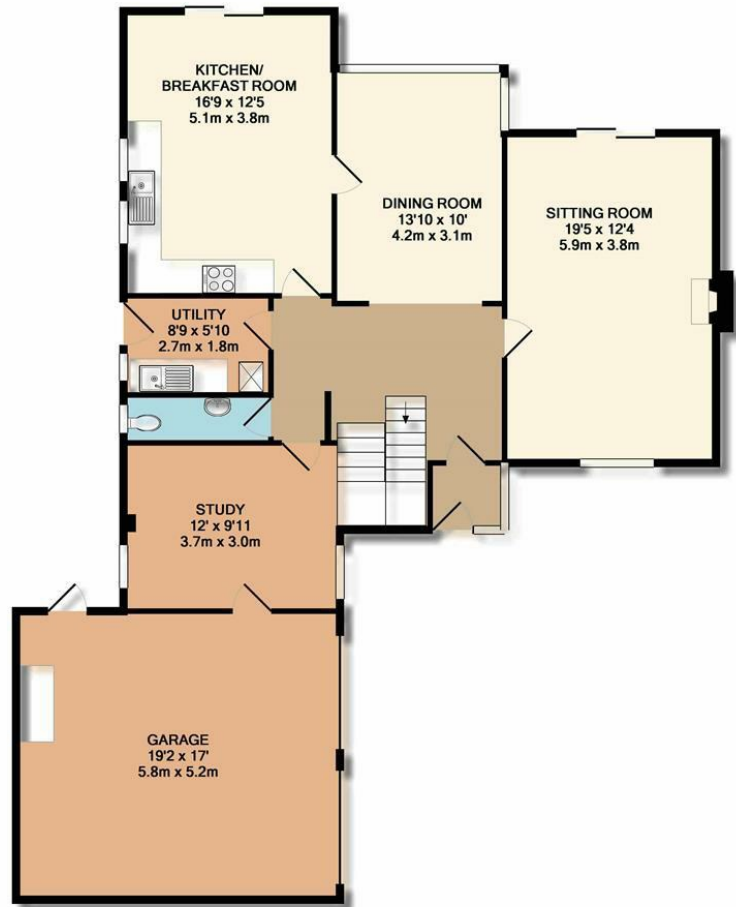
Partly walled, gravel driveway, gated access to rear, access to:

Garage 19'2" x 17' (5.84m x 5.18m)

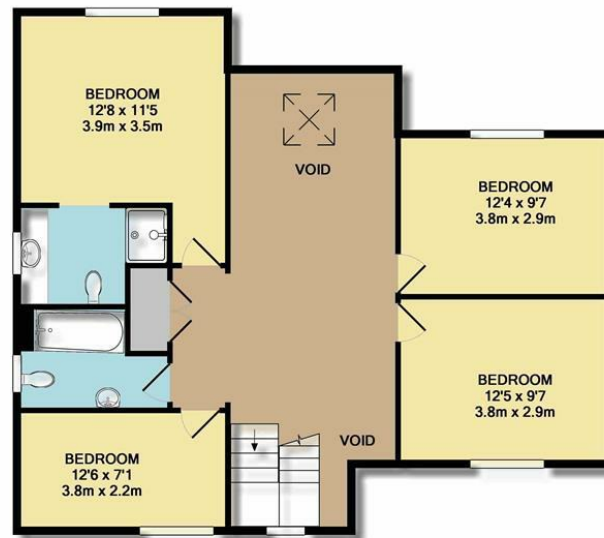
With twin up and over doors, power, light, door to rear garden.

Outside - Rear

Fully enclosed and beautifully maintained rear garden predominantly laid to lawn with a variety of mature plants and shrubs, vegetable patch to the rear, patio area.

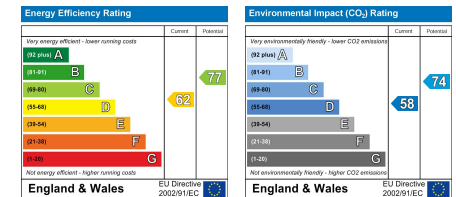
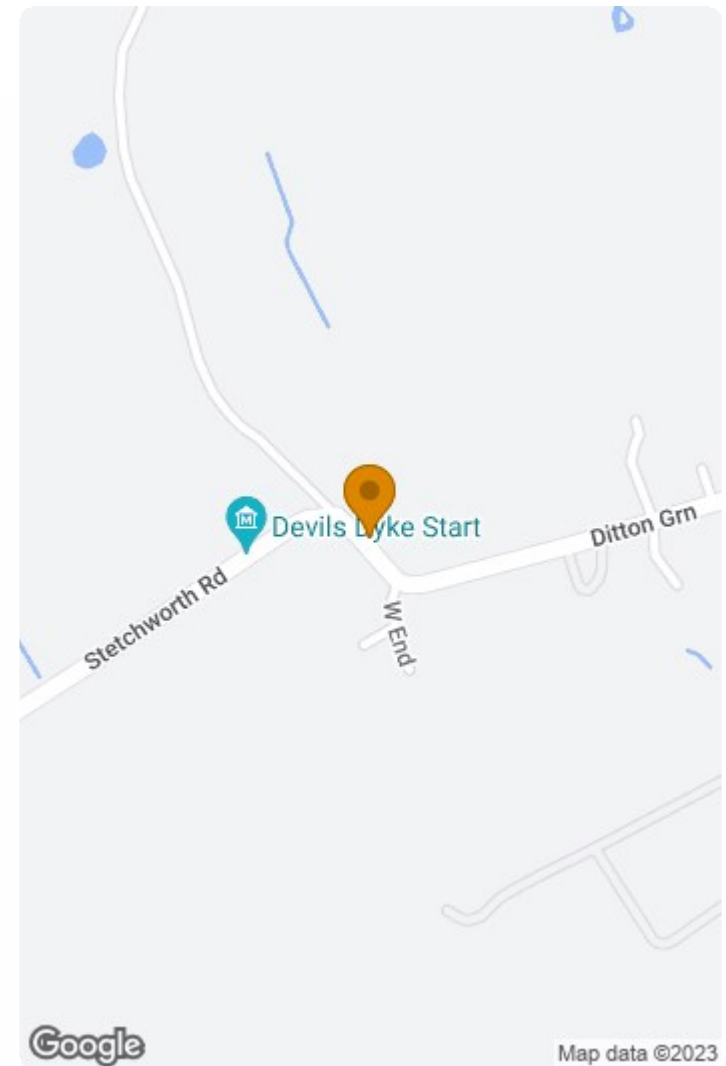


GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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