



49 Strollers Way
Stetchworth, Cambridgeshire CB8 9TZ
Guide Price £375,000

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A modern and detached family home standing at the end of a quiet cul-de-sac and positioned within this picturesque and highly regarded village.

Offering well proportioned rooms throughout, this property enjoys accommodation to include entrance hall, generous size living room/dining room, kitchen/breakfast room, cloakroom, four sizeable bedrooms and a family bathroom.

Externally the property offers driveway providing parking facilities and a fully enclosed rear garden.

Council Tax Band E (East Cambridgeshire)
EPC (D)

Accommodation Details

Entrance Hall

Staircase rising to the first floor, radiator, doors and access through to:

Living/Dining Room 24'7" x 14'9" reducing to 11'5" (7.5m x 4.5m reducing to 3.5m)

Triple aspect room with windows to the front, side and rear, television aerial connection point, radiators, arch leading into dining area, space for dining table and chairs.

Kitchen/Breakfast Room 12'5" x 10'2" (3.8m x 3.1m)

Fitted with a range of wall and base level storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, space for freestanding oven and under counter fridge freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, wood effect flooring, window to the rear aspect, door leading to rear lobby.

Rear Lobby

Doors to WC and garage, further door leading out to side passage.

Cloakroom

Comprising low level WC and hand wash basin.

First Floor Landing

Access to loft space, radiator, storage cupboards window to the front aspect, doors through to:

Master Bedroom 14'5" x 12'1" (4.4m x 3.7m)

Two built in double wardrobes, radiator, window to the front aspect.

Bedroom 2 15'1" x 8'2" (4.6m x 2.5m)

Built in wardrobe, window to the rear aspect, radiator.

Bedroom 3 10'2" x 9'10" (3.1m x 3m)

With window to the front aspect, radiator.

Bedroom 4 9'2" x 8'2" (2.8m x 2.5m)

Built in wardrobe, window to the rear aspect, radiator.

Bathroom

Suite comprising low level WC, hand

wash basin and panelled bath with shower over, part tiled walls, radiator, obscured window to the rear aspect.

Outside - Front

Laid to lawn, paved driveway leading up to garage, gate to the side of the property leading to rear garden.

Outside - Rear

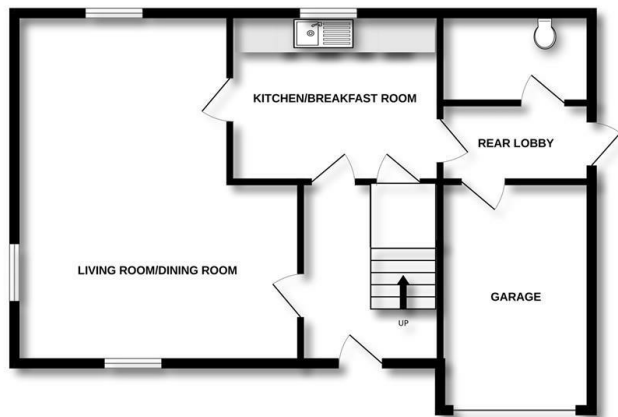
Wrap around garden laid to lawn with shrub borders and timber fencing.

Garage

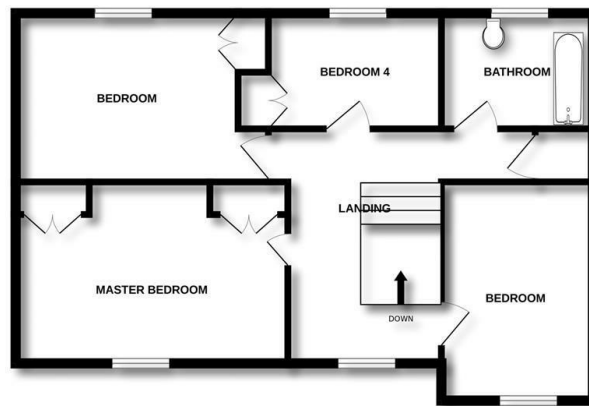
With up and over door, connected to power, pedestrian door leading to rear lobby.



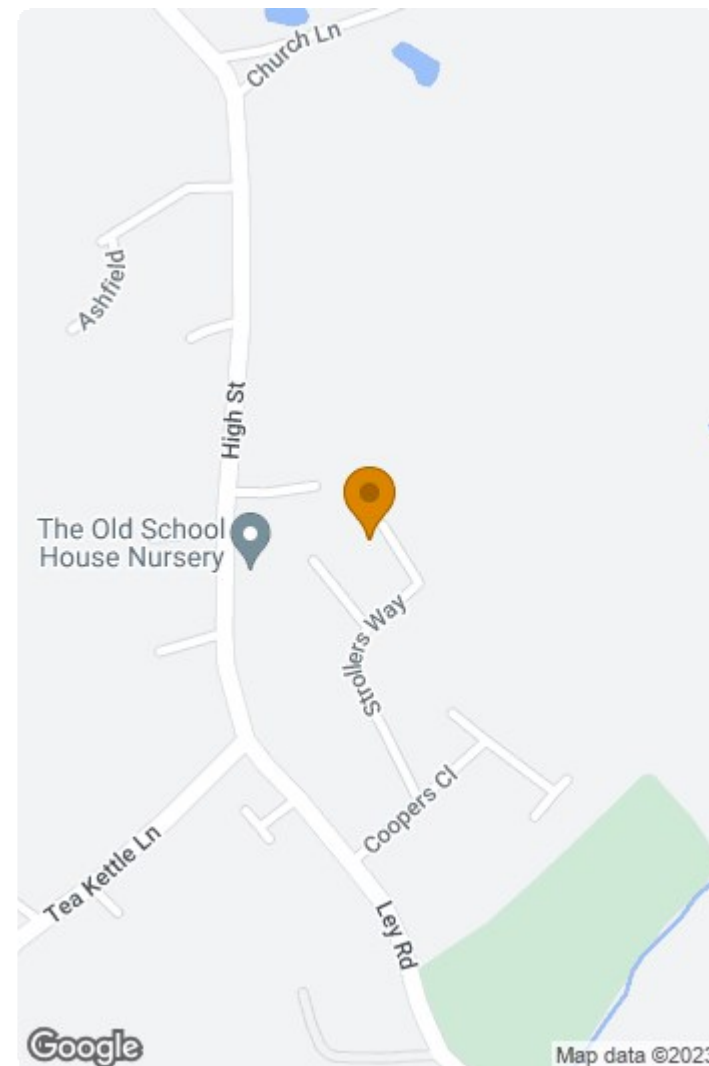
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91kWh A		Very environmentally friendly - lower CO ₂ emissions 82-91kWh A	
71-81kWh B		71-81kWh B	
61-70kWh C		61-70kWh C	
51-60kWh D		51-60kWh D	
41-50kWh E		41-50kWh E	
31-40kWh F		31-40kWh F	
21-30kWh G		21-30kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 57, Potential 60

Environmental Impact (CO₂) Rating: Current F, Potential D

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