

46 MILL LANE

STETCHWORTH, CAMBRIDGESHIRE

JACKSON-STOPS

46 MILL LANE
STETCHWORTH, NEWMARKET, SUFFOLK, CB8 9TR

TOTAL APPROX. FLOOR AREA 2,421 SQ FT / 225 SQ M (INCLUDING GARAGE)

A SUPERBLY PRESENTED CONTEMPORARY HOME IN A DESIRABLE VILLAGE LOCATION WITH A DOUBLE GARAGE AND ENCLOSED GARDEN



DISTANCE

NEWMARKET 4 MILES
BURY ST EDMUNDS 18 MILES
CAMBRIDGE 15 MILES
LONDON 65 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Study
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Double Garage
- Enclosed Garden



THE PROPERTY

46 Mill Lane is a delightful family house with an enclosed garden. Built in 2015, in a desirable village location, this well located property has brick elevations under a tiled roof. The light and spacious accommodation extends to 1,999 sq ft, with double glazing, sash windows and underfloor heating to the ground floor.

The welcoming **entrance hall** has a door to the front, fitted door mat, stairs to the first floor and understairs storage. The **study** has a window to the front. The impressive triple aspect **kitchen/dining room** has windows to the front and side and double doors to the garden, base and eye level units, worktops, sink with drainer, integrated appliances including two ovens, grill, seven ring induction hob with extractor hood above, microwave and dishwasher, recessed ceiling downlights and tiled floor. The spacious **sitting room** has double doors to the side and rear, fireplace with tiled hearth and mantlepiece and Karndean floor. The useful **utility room** has a door to outside, worktops, sink with drainer, oil fired boiler, space and plumbing for a washing machine and tumble dryer, recessed ceiling downlights and tiled floor. The **cloakroom** has a frosted window to the side, concealed unit w/c, wash basin, extractor fan, recessed ceiling downlights and tiled floor. The **landing** has a window to the front, access to the loft space, airing cupboard and cupboard housing the hot water cylinder. The double aspect **principal bedroom** has windows to the side and rear with paddock views, built-in wardrobes and recessed ceiling downlights. The **en-suite bathroom** has a frosted window to the side, wash basin, concealed unit w/c, bath, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and Karndean floor.







Bedroom 2 has a window to the rear and built-in wardrobes. **Bedroom 3** has a window to the front. **Bedroom 4** has a window to the front and built-in a wardrobe. The well finished **family bathroom** has a frosted window to the side, wash basin, concealed unit w/c, bath, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor.

OUTSIDE

The property has a gravel driveway to the front providing **parking**. The **front** of the property is enclosed by close boarded wooden fencing, hedging and a five-bar wooden gate with flower and shrub beds, pedestrian gates to both sides providing access to the garden and outside lighting. The **double garage** has weather boarded elevations under a brick plinth under a tiled roof with an electric up and over door to the front, door to the garden, power and lighting and storage. The charming **garden** is enclosed by close boarded wooden fencing and mainly laid to lawn with well stocked flower and shrub beds, mature trees, paved terraces, outside lighting and water tap. A pedestrian gate provides access to the garage.







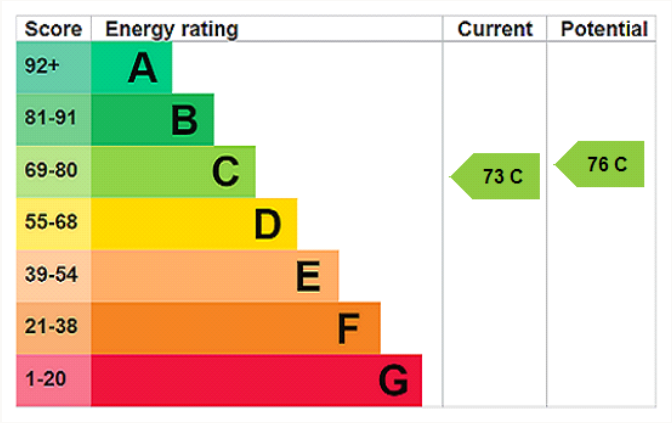
LOCATION

46 Mill Lane is located near the centre of the village. Stetchworth is a pleasant Cambridgeshire village with good local amenities including a highly regarded village school and nursery, sports centre and a Post Office/shop and public house. Newmarket, just three miles away, offers an extensive range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Stetchworth is particularly commutable to the University City of Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from the neighbouring village of Dullingham and Newmarket to Cambridge and Ipswich. Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.









DIRECTIONS CB8 9TR

From Newmarket High Street take the B1061 towards Dullingham. At the crossroads turn left signposted to Stetchworth. Proceed along the High Street and turn right into Tea Kettle Lane just after Marquis of Granby. Turn right into Mill Lane and the property can be found at the end of the lane on the right hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity and drainage. Oil fired central heating via radiators.

TENURE: The property is freehold with vacant possession on completion.

LOCAL AUTHORITY: East Cambridgeshire District Council. Tel: 01353 665555

COUNCIL TAX: Band F
Current annual charge: £3,530.97

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

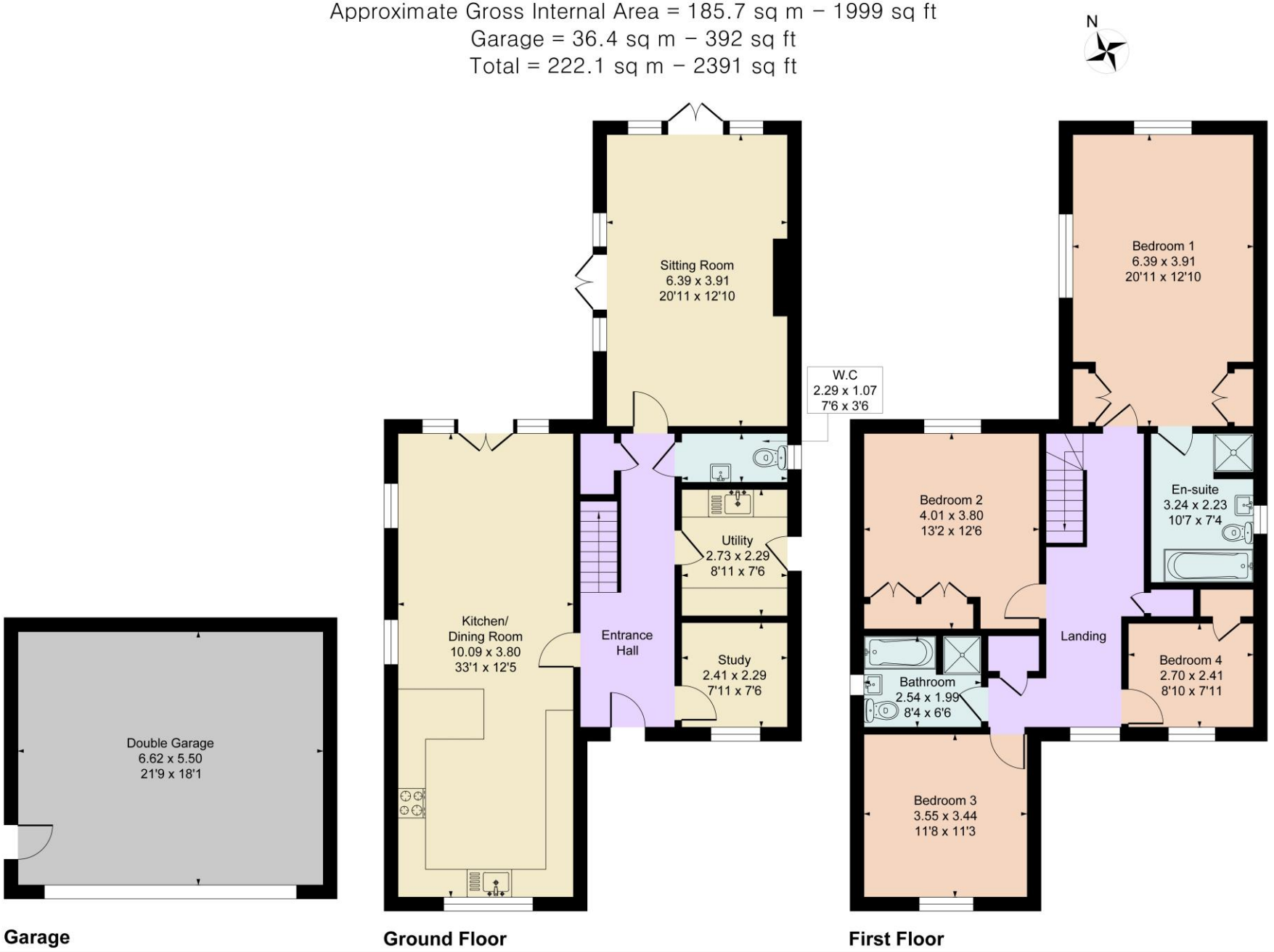
MOBILE SIGNAL/COVERAGE: Yes

What3Words: ///coiling.retrieves.ballooned

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops - Tel: 01638 662231
Email: newmarket@jackson-stops.co.uk

46 Mill Lane, Stetchworth

Approximate Gross Internal Area = 185.7 sq m – 1999 sq ft
Garage = 36.4 sq m – 392 sq ft
Total = 222.1 sq m – 2391 sq ft



Garage **Ground Floor** **First Floor**

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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