

9 STETCHWORTH ROAD

WOODDITTON, CAMBRIDGESHIRE

JACKSON-STOPS

9 STETCHWORTH ROAD
WOODDITTON, NEWMARKET, SUFFOLK, CB8 9SP

TOTAL APPROX. FLOOR AREA 3,108 SQ FT / 288.6 SQ M (INNCLUDING GARAGE)

A STUNNING NEW BUILD FAMILY HOUSE WITH AN ENCLOSED GARDEN AND DOUBLE GARAGE ON THE EDGE OF THIS SOUGHT AFTER VILLAGE



DISTANCE

NEWMARKET 4 MILES
CAMBRIDGE 15 MILES
BURY ST EDMUNDS 16 MILES
LONDON 68 MILES

GROUND FLOOR

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

FIRST FLOOR

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

SECOND FLOOR

- Landing
- Bedroom 5 with En-Suite Shower Room
- Playroom/Bedroom 6

OUTSIDE

- Driveway with Parking
- Double Garage
- Enclosed Rear Garden



THE PROPERTY

9 Stetchworth Road is a delightful new build family home enjoying countryside views in a desirable edge of village location. This well located property has brick and weather boarded elevations under a peg tiled roof. The light and spacious accommodation extends to 2,758 sq ft with double glazing, integrated Baulogic smart home automation system, under floor heating to the ground floor and heating via air source heat pump.

The welcoming **entrance hall** has stairs to the first floor, understairs storage, alarm system, recessed ceiling downlights and wood effect floor. The spacious **sitting room** has a window to the front, French doors to the garden, recessed ceiling downlights and wood effect floor. The **study/snug** has a window to the front, recessed ceiling downlights and wood effect floor. The well finished triple aspect **kitchen/dining room** has windows to both sides and the rear, two sets of double doors to the garden, base and eye level units, worktops, one and a half bowl sink, integrated appliances including a four ring induction hob with extractor fan, two ovens/grills, dishwasher, fridge and freezer, breakfast island, recessed ceiling downlights and wood effect floor. The useful **utility room** has a door to the side, space and plumbing for a washer and dryer, sink with drainer, recessed ceiling downlights and wood effect floor. The well finished **cloakroom** has a wash basin, concealed unit w/c, extractor fan, recessed ceiling downlights and tiled floor. The **landing** has a window to the front, airing cupboard housing the hot water tank, stairs to the second floor and recessed ceiling downlights. The impressive **principal bedroom** is double aspect with windows to the side and rear. The well finished **en-suite shower room** has a frosted window to the side, double sinks with vanity units below, concealed unit w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor.







Bedroom 2 is double aspect with windows to the front and rear. The **en-suite shower room** has a wash basin, concealed unit w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor. **Bedroom 3** has a window to the front. **Bedroom 4** has a window to the front. The impressive **family bathroom** has a frosted window to the rear, wash basin, concealed unit w/c, bath with shower attachment over, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor. The second floor **landing** has recessed ceiling downlights. **Bedroom 5** is double aspect with windows to the front and rear. The **en-suite shower room** has a frosted window to the front, wash basin, concealed unit w/c, tiled walk-in shower cubicle, heated towel rail, extractor fan, recessed ceiling downlights and tiled floor. **Bedroom 6/playroom** has Velux roof lights.

OUTSIDE

The property has a private gravel **driveway** to the front exclusively serving the three properties and leading to **parking**. The **front** of the property has a paved path to the front door, small lawn, EV charging point, outside lighting and a pedestrian gate providing access to the garden. The **double garage** has electric roller doors to the front, door to the side, power and lighting. The excellent-sized **garden** is enclosed by close boarded wooden fencing and post and rail fencing and mainly laid to lawn with a paved terrace perfect for family entertaining, external lighting, power and water tap.

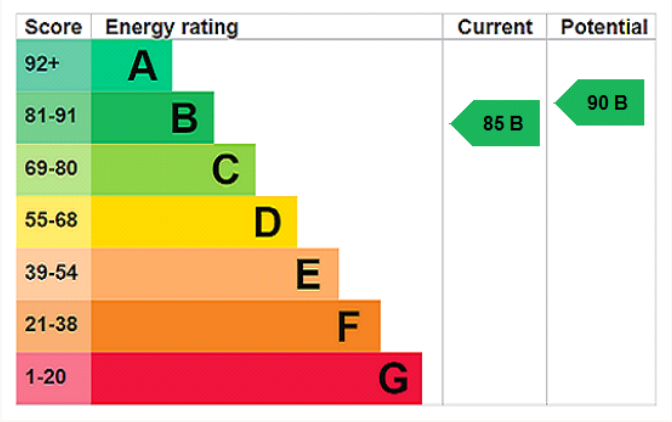






LOCATION

9 Stetchworth Road is located on the edge of Woodditton, a popular village close to Newmarket. The village has a renowned public house 'The Three Blackbirds' and church. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, notably Fairstead Preparatory School for Kings Ely, shopping facilities, hotels, restaurants and leisure facilities including a golf club: Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, 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 9SP

Proceed out of Newmarket on the B1061 signposted to Dullingham, at the sharp right hand bend turn left into the Woodditton Road. Continue for several miles until you reach the crossroads in the village. Turn right at the crossroads and past The Three Blackbirds, go round the bend and the property can be found on the left hand side.

PROPERTY INFORMATION

SERVICES: Mains water, electricity, drainage, heating via an air source heat pump and Baulogic smart home automation system.

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

WARRANTY: 10 year Build Zone Building Warranty

COUNCIL TAX: Band to be confirmed
Current annual charge: £ To be confirmed

LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 63 mbps

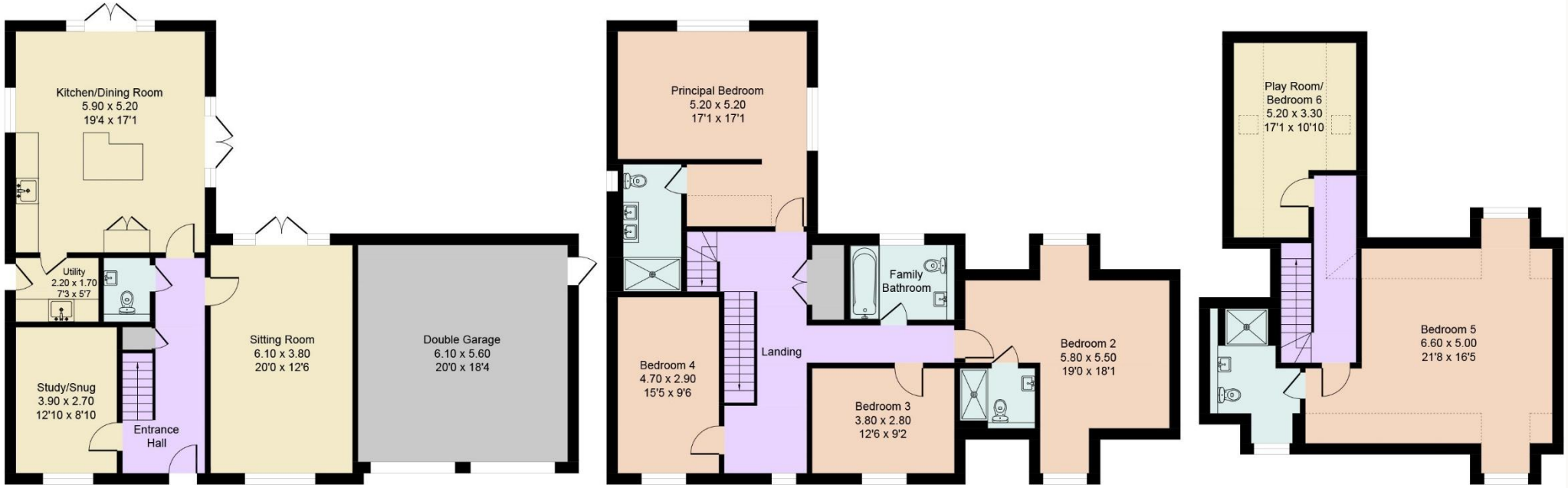
MOBILE SIGNAL/COVERAGE: yes

What3words: ///combos.trifling.rinsed

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231

9 Stetchworth Road, Woodditton, Newmarket CB8 9SP

Approximate Gross Internal Area = 256.2 sq m – 2758 sq ft
(Excluding Garage)
Garage Area = 32.4 sq m – 350 sq ft



Ground Floor **First Floor** **Second 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 purchase.

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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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