



High Street, Haddenham, CB6 3XB

CHEFFINS

High Street

Haddenham,

CB6 3XB

- Extended Detached Home
- Beautifully Presented Throughout
- 4 Bedrooms (1 Ensuite)
- Superb Kitchen / Dining Room
- Lounge / Snug & Study
- Spacious Utility
- Attractive & Mature Rear Garden
- Central Village Location Close to School
- Freehold / Council Tax Band D / EPC Rating E

A beautifully presented and extended detached home offering superb family accommodation, located within the centre of the village close to the school. Accommodation comprises on the ground floor, entrance hall, cloakroom, lounge, snug, superb kitchen opening into dining room, study and spacious utility. On the first floor there are 4 bedrooms (with the bedroom one having an ensuite) and family bathroom. Outside there is a driveway and a most attractive, good sized rear garden offering an excellent degree of privacy.

To fully appreciate the extent of the accommodation and plot, viewing is highly recommended.

 4  2  3

Guide Price £550,000





LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail

ENTRANCE HALL

With door to front aspect, stairs to first floor, Karndean flooring.

CLOAKROOM

With double glazed window to rear aspect, cupboard housing hot water cylinder, low level WC, pedestal hand wash basin, further built-in storage cupboard, radiator.

LOUNGE

With double glazed window to front aspect and French doors to rear, open fire with marble hearth and decorative surround, radiator.

SNUG

With double glazed window to front aspect, Karndean flooring, radiator.

KITCHEN

Bespoke American oak wall and base level storage units and drawers with oak work surfaces, sink unit and drainer, island unit with stone top including breakfast bar and drawers, integrated dishwasher, space for Range style oven, double glazed window to rear aspect, radiator. Opening to:

DINING ROOM

With oak cupboards and wine rack, double glazed bay window to rear aspect with fitted seat, radiator.

STUDY

With double glazed window to front aspect, radiator.

UTILITY

(From converted garage). With double glazed window and door to rear garden, butler sink with storage units and work surfaces, modern tall storage cupboards, access to loft which has a pull-down ladder, plumbing for washing machine, space for tumble drier, vertical radiator.

FIRST FLOOR LANDING

With double glazed window to front aspect, cupboard housing hot water cylinder, access to loft, radiator.

BEDROOM 1

With double glazed window to front aspect, deep walk-in wardrobe with radiator, fitted 'sliderobes', radiator.

ENSUITE

With double glazed window to rear aspect, vanity unit with wash basin, low level WC, shower cubicle, heated towel rail.

BEDROOM 2

With double glazed windows to front and rear aspects, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BEDROOM 4

With double glazed window to rear aspect, built-in wardrobes, radiator.

BATHROOM

With modern suite comprising vanity unit with wash basin and built-in WC with a range of storage cupboards, double size shower cubicle, double glazed window to rear aspect, towel rail.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking. Gated pedestrian access leads into the rear garden which is a particularly attractive feature of the property as it is surrounded by bungalows and well screened by mature trees and hedging. There is an extended area of patio leading onto a lawn, well maintained established beds and borders, together with mature Silver Birch and Walnut trees. The garden also contains a useful outbuilding comprising workshop with double doors and general store.

AGENTS NOTE

The Walnut tree in the rear garden is subject to a Tree Preservation Order.

VIEWING ARRANGEMENTS

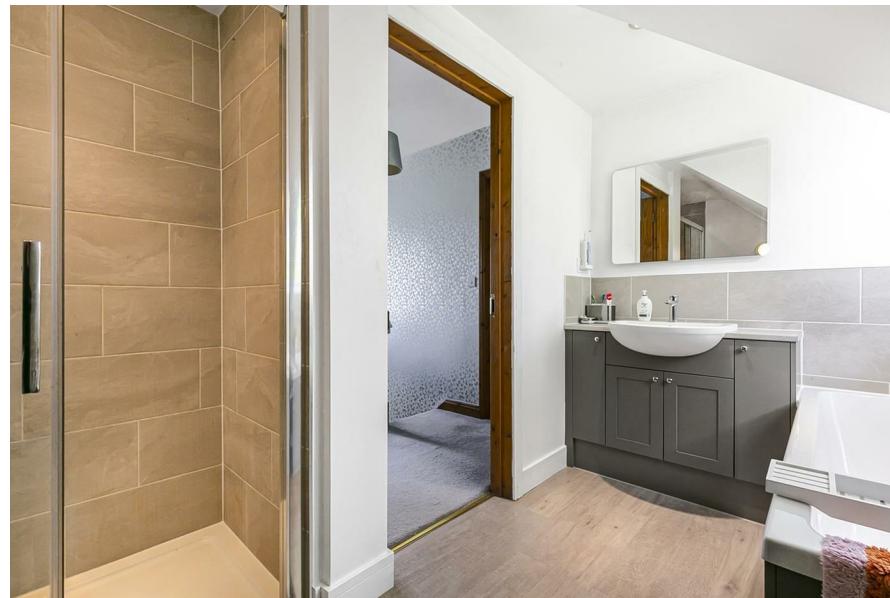
Strictly by appointment with the Agents.

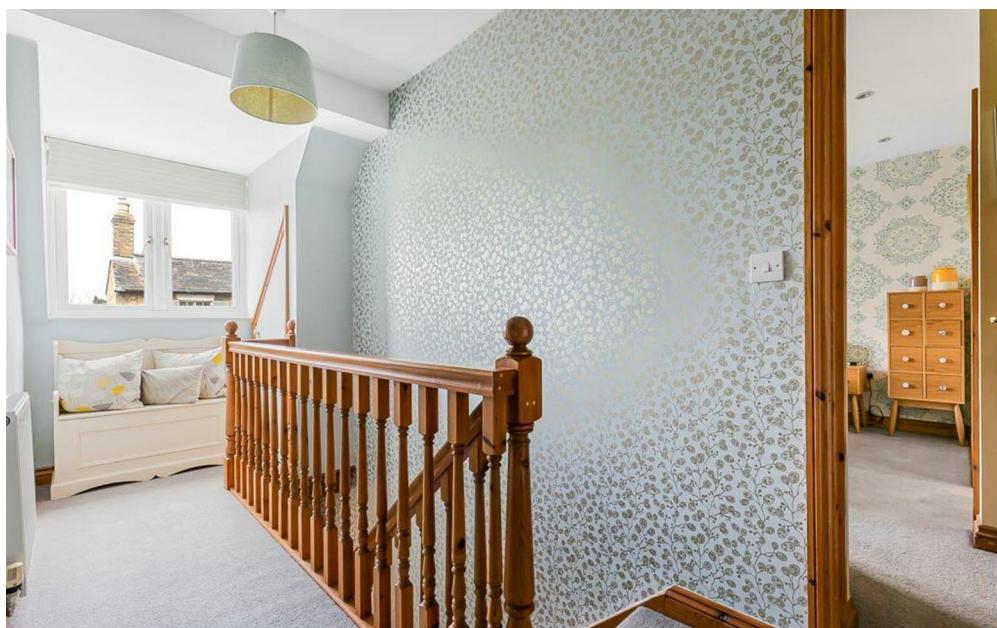




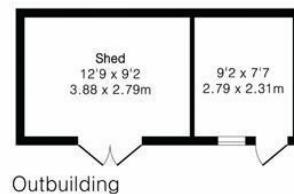












Outbuilding

Approximate Gross Internal Area 2194 sq ft - 204 sq m

Ground Floor Area 1206 sq ft - 112 sq m

First Floor Area 988 sq ft - 92 sq m

Outbuilding Area 189 sq ft - 18 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	68
England & Wales	45

Guide Price £550,000

Council Tax Band - D

Local Authority - East Cambs District Council



Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:

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

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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.



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