



Wilburton, Ely, CB6 3RX

CHEFFINS

Wilburton

Ely,
CB6 3RX

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Guide Price £425,000

- Semi Detached House
- 3 Double Bedrooms (1 Ensuite)
- 2 Reception Rooms & Office
- Kitchen/Dining Room & Utility Room
- Ample Parking & EV Charging Point
- Generous Garden with Swimming Pool
- Overlooking Fields to Rear
- Freehold / Council Tax Band B / EPC Rating E

Cheffins are pleased to market this beautifully presented semi detached family home with accommodation comprising entrance lobby, dining room, kitchen, utility room, downstairs cloakroom, living room, second reception room and office, 3 first floor bedrooms (bedroom 1 having a walk-in dressing area and ensuite) and shower room to complete the internal accommodation.

Externally the property benefits from ample parking, electric car charging point and a generous garden to rear with patio areas and built-in swimming pool.

Viewing is highly recommended.





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London.

ENTRANCE LOBBY

With door to front aspect, stairs rising to the first floor, understairs storage cupboard, laminate flooring. Opening through to:

DINING ROOM

With double glazed window to front, wooden flooring, feature cast iron fireplace,

KITCHEN

Fitted with a range of matching base and wall mounted units, cupboards and drawers with wooden worktops, space for cooker with overhead extractor fan, tiled splashbacks, integrated butler sink with stainless steel mixer tap, 2 velux windows, double glazed window and door leading into the garden. Opening to:

UTILITY ROOM

With worktops, spaces for washing machine and tumble drier, space for fridge/freezer, door leading through to:

CLOAKROOM

With low level WC, wash hand basin with tiled splashback, double glazed opaque window to side, tiled flooring.

LIVING ROOM

With double glazed windows to front and side and French doors to the rear, 2 radiators.

RECEPTION ROOM 2

With double glazed window to the front, feature fireplace, door to:

OFFICE

With double glazed sliding doors leading into the garden, laminate flooring, storage heater.

FIRST FLOOR LANDING

With access to loft, double glazed window to the rear, radiator.

BEDROOM 1

With walk-in dressing area having large sliding door wardrobes, additional eaves storage. Opening through to the main bedroom having double glazed windows to the rear, radiator and door to:

ENSUITE

With side panelled bath with overhead shower and tiled splashback, low level WC, wash hand basin with separate taps, heated towel rail, radiator, extractor fan, double glazed window to front, vinyl flooring.

LOBBY AREA

With door to:

BEDROOM 2

With double glazed window to front, radiator.

SHOWER ROOM

With newly fitted shower cubicle, low level WC, wash hand basin with mixer tap and under storage, surround tiling, double glazed opaque window to the rear, vinyl flooring, radiator.

BEDROOM 3

With double glazed window to front, over stairs storage cupboard, radiator.

OUTSIDE

To the front of the property there is a gravelled driveway providing ample parking and an EV charging point.

The rear garden overlooks fields and is fully enclosed by wooden fence panels and additional metal fencing. The garden is predominantly laid to lawn and contains a variety of trees, greenery and herbaceous borders, timber shed, patio area, built-in swimming pool, metal storage shed, wood store, gated side access and outbuilding housing the boiler.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 68 |
| (39-54) E | 50 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs
 District Council



Approximate Gross Internal Area 1784 sq ft - 166 sq m

Ground Floor Area 1030 sq ft – 96 sq m

First Floor Area 754 sq ft – 70 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

