



Chewells Close, Ely, CB6 3XE

**CHEFFINS**

# Chewells Close

Haddenham, Ely,  
CB6 3XE

- Immaculately Presented Semi Detached Family Home
- 3 Double Bedrooms (Ensuite to Bedroom 1)
- Kitchen / Diner
- Conservatory
- Off Road Parking for 2/3 Cars
- FREEHOLD / COUNCIL TAX C / EPC D

Cheffins are delighted to offer to the market this immaculate three bedroom semi detached family home located in the popular village of Haddenham.

The property comprises of entrance hall, ground floor cloakroom, lounge leading through to a kitchen/diner, conservatory, 3 double bedrooms with the principal bedroom benefiting from an ensuite with the family bathroom completing the accommodation. Outside the property to the front there is off road parking for 2-3 cars plus a lawned front garden. At the rear there is a mainly laid to lawn garden with mature shrubs and plants to borders and a paved patio.

This property really needs to be seen to be appreciated so an early viewing is highly recommended.

3 1 2

**£340,000**





## 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, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

## ENTRANCE HALL

Door to front, stairs to first floor, radiator.

## GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin, radiator.

## LOUNGE

Window to the front, radiator and oak flooring through from the hallway.

## KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral single oven, 4 ring electric hob with extractor hood over, plumbing for dishwasher, plumbing for washing machine, space for single fridge/freezer, window to rear, one and a half bowl stainless steel sink with mixer tap over, radiator and bifold doors leading into the Conservatory.

## CONSERVATORY

Upvc and brick construction with door to side and radiator.

## FIRST FLOOR LANDING

Window to side, built in storage cupboard, access to a loft which is part boarded and offers a loft ladder and a light.

## FAMILY BATHROOM

Fitted with a three piece suite comprising of low level

WC, wash hand basin in a vanity unit and panelled bath with shower over and shower screen, window to rear, towel rail and extractor fan.

## BEDROOM 1

Window to rear, radiator and built in wardrobe. Door to:

## ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and a shower cubicle, extractor fan and heated towel rail.

## BEDROOM 2

Window to front and radiator.

## BEDROOM 3

Window to front and radiator.

## OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking for 2/3 cars. There is also a lawned garden that could be utilised for further parking. The rear garden is mainly laid to lawn with a paved patio at the rear, planted borders with mature shrubs and plants and gated access to the front.

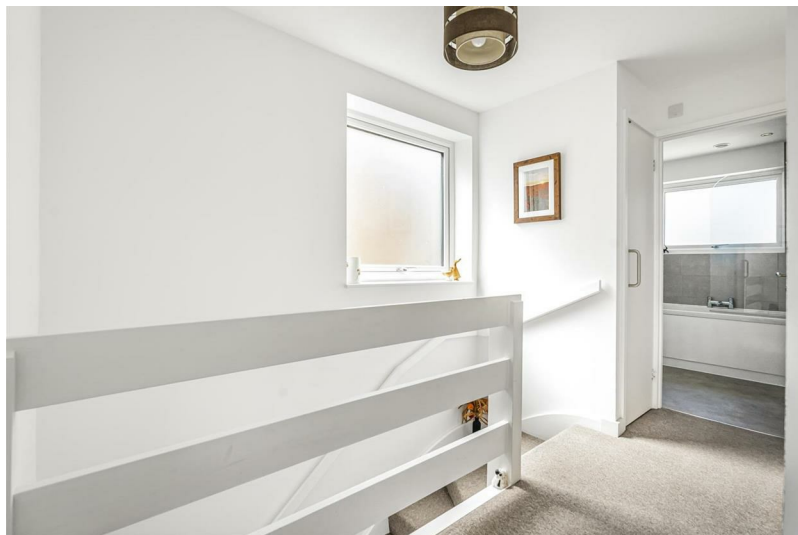
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         | 80                                                                                |
| (55-68) <b>D</b>                            | 59                      |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |



£340,000  
Council Tax Band - C  
Local Authority - East Cambs  
District Council





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**Agents note:**

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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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