



Broad Way, Wilburton, CB6 3RT

CHEFFINS

Broad Way

Wilburton,
CB6 3RT

- Spacious Family Home
- 4 Generous Bedrooms (1 Ensuite)
- 4 Reception Rooms
- Landscaped Gardens
- Ample Parking & Detached Double Garage
- Popular Village Location
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating TBC

Cheffins are delighted to bring to the market this individual detached family home located in the popular village of Wilburton. This spacious family home offers an entrance hall, ground floor cloakroom, study, separate utility room, a kitchen/breakfast/family room, as well as a formal lounge, dining room, 4 good size bedrooms (bedroom 1 benefitting from an ensuite bathroom), as well as a family bathroom completing the accommodation.

Outside the property there is a gravelled driveway providing ample off road parking leading up to a double garage, whilst the rear has a beautifully landscaped garden with paved patio and side terrace.

The property is offered for sale with the benefit of no upward chain and for further information or to arrange a viewing, please get in touch.

4 2 4



Guide Price £675,000



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 HALL

With door to front, stairs to first floor, radiator, window to front, built-in storage cupboard, oak flooring,

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, wash hand basin, window to side, tiled flooring, radiator

STUDY

With window to front, radiator, oak flooring.

UTILITY ROOM

With door and window to side, range of base and wall units with work surfaces over, 1 1/2 bowl sink with mixer tap with water softener, radiator, plumbing for washing machine, space for tumble drier, tiled floor.

KITCHEN / BREAKFAST / FAMILY ROOM

Family area with window to rear, radiator, oak flooring.

Dining area with vaulted ceiling, doors to rear providing access into the garden, 2 skylights, tiled flooring, under floor heating.

Kitchen fitted with a range of base and wall units, cupboards and drawers with solid wood work surfaces over, butler sink with mixer tap, space for double oven with extractor hood over, integral dishwasher, integral fridge/freezer, tiled floor, under floor heating.

LOUNGE

With window to rear, 2 windows to side, log burner, oak flooring, radiator.

STUDY

With window to front, oak flooring, radiator.

FIRST FLOOR LANDING

With window to front, radiator, airing cupboard housing hot water tank, access to loft.

BEDROOM 1

With window to rear, built-in wardrobes, radiator. Door to:

ENSUITE BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and corner bath with shower over, radiator, window to rear.

BEDROOM 2

With window to rear, built-in wardrobe, radiator.

BEDROOM 3

With window to front, radiator, built-in wardrobe.

BEDROOM 4

With window to front, built-in wardrobe, radiator

BATHROOM

Fitted with 4-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment over, shower cubicle, window to rear, radiator.

OUTSIDE

A gravelled driveway to the front of the property provides off road parking for 5/6 cars and leads up to a double garage. The double garage has 2 electric sectional doors, power and light connected, eaves storage, window to side and door to side leading into the garden.

To the rear there is landscaped mainly laid to lawn garden with mature shrubs, trees and plants to borders.

There is a lower paved patio and paved side terrace, together with 2 gate access points to the front and an outside boiler cupboard. The rear garden also houses the oil storage tank.

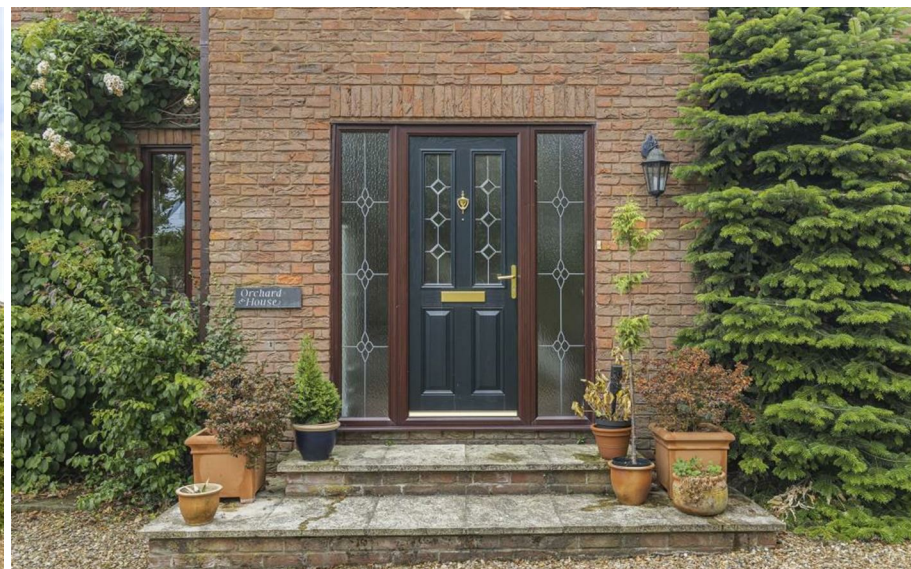
VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	



Guide Price £675,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – East Cambs
 District Council



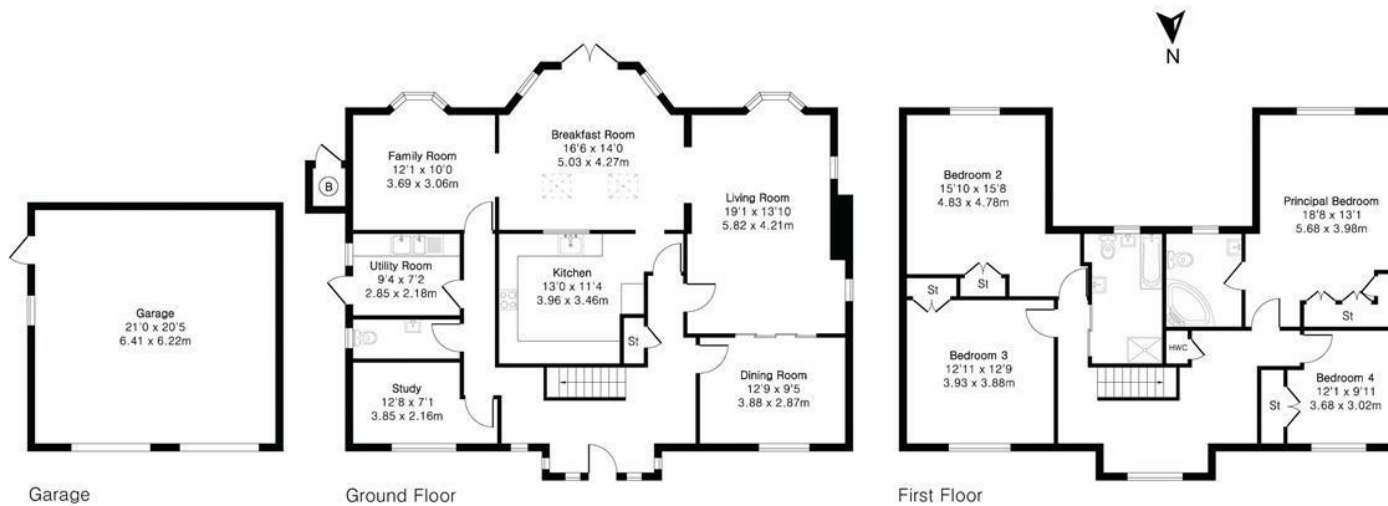


**Approximate Gross Internal Area 2366 sq ft - 220 sq m
(Excluding Garage)**

Ground Floor Area 1302 sq ft – 121 sq m

First Floor Area 1064 sq ft – 99 sq m

Garage Area 429 sq ft – 39 sq m





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.