



Brook Lane, Stretham, CB6 3JU

CHEFFINS

Brook Lane

Stretham,
CB6 3JU

- Individual Detached Family Home, Self-Built by the Current Owners
- Immaculately Presented Throughout
- Large Kitchen/Dining Room
- Lounge with Feature Fireplace
- 3 Bedrooms (1 Ensuite)
- Under Floor Heating Throughout
- Gated Driveway Providing Ample Parking
- Beautifully Presented Garden to Rear with Hot Tub & Workshop
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are pleased to market this immaculately presented individual detached family home, self-built by the current owners.

Accommodation comprises of large kitchen/dining room, lounge with feature fireplace, downstairs cloakroom, 3 bedrooms (master with ensuite) and family bathroom.

Outside there is gated driveway to front providing ample off road parking, together with a beautifully presented garden to rear with sunken hot tub and workshop.

The property also benefits from under floor heating throughout and viewing is highly recommended to be fully appreciated.

3 2 1

Guide Price £380,000





LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

KITCHEN / DINING ROOM

A dual aspect room with door to front aspect and double glazed windows to front and side aspects, spotlight features, fitted with a range of base and eye level storage units with work surfaces over, integrated butler sink with stainless steel mixer tap, fitted electric cooker with stainless steel overhead extractor hood, integrated dishwasher, integrated washing machine, space for fridge/freezer, tiled flooring.

SIDE ENTRANCE HALLWAY

With stable style door and windows to side aspect, stairs to first floor, under stairs storage cupboard with wall mounted fuse board and under floor heating controls.

CLOAKROOM

With low level WC, wash hand basin with mixer tap, tiled flooring.

LOUNGE

With bi-fold doors leading into the rear garden, feature fireplace with wood burner, double glazed windows to side aspect, laminate flooring.

FIRST FLOOR LANDING

With access to loft, airing cupboard and cupboard housing the pressured water cylinder.

BEDROOM 1

With double glazed window to rear aspect, walk-in wardrobe, spotlight features, door to:

ENSUITE

With spotlights, extractor fan, opaque velux window, shower cubicle with overhead rainfall shower head and hand-held shower, wash hand basin with separate taps, tiled splashbacks, wooden worktop space and storage under, tiled flooring and dual fuel heated towel rail.

BEDROOM 2

With spotlights and double glazed windows to front aspect, built-in wardrobe, laminate flooring.

BEDROOM 3

With spotlights, built-in double wardrobe, laminate flooring,

BATHROOM

With velux opaque glazed window, freestanding bath tub, wash hand basin with mixer tap, dual fuel heated towel radiator, tiled flooring.

OUTSIDE

To the front of the property double wooden gates lead onto a gravelled driveway providing parking for multiple vehicles, being enclosed by brick walling and wooden fence panels.

Gated access to either side of the property lead into a beautifully presented rear garden which is fully enclosed by wooden fence panels with patio area, lawn, raised beds, a sunken hot tub and insulated storage shed/workshop which is currently used for storage with electricity connected and opaque glazed windows to front, could be converted to be used for a home office.

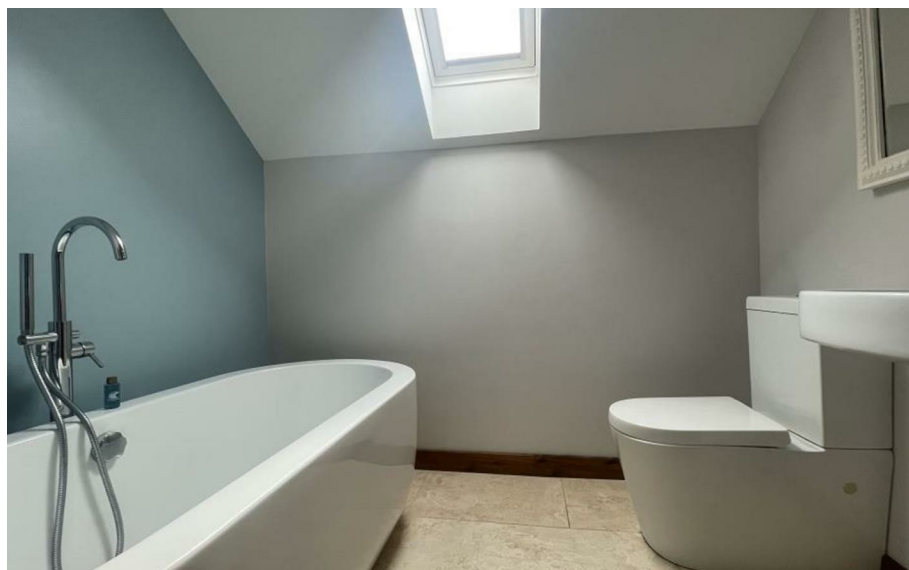
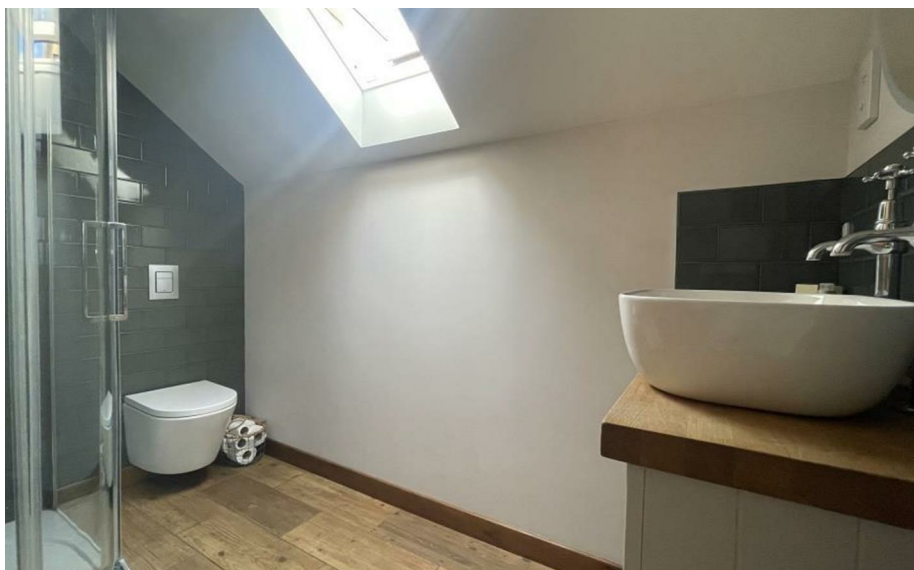
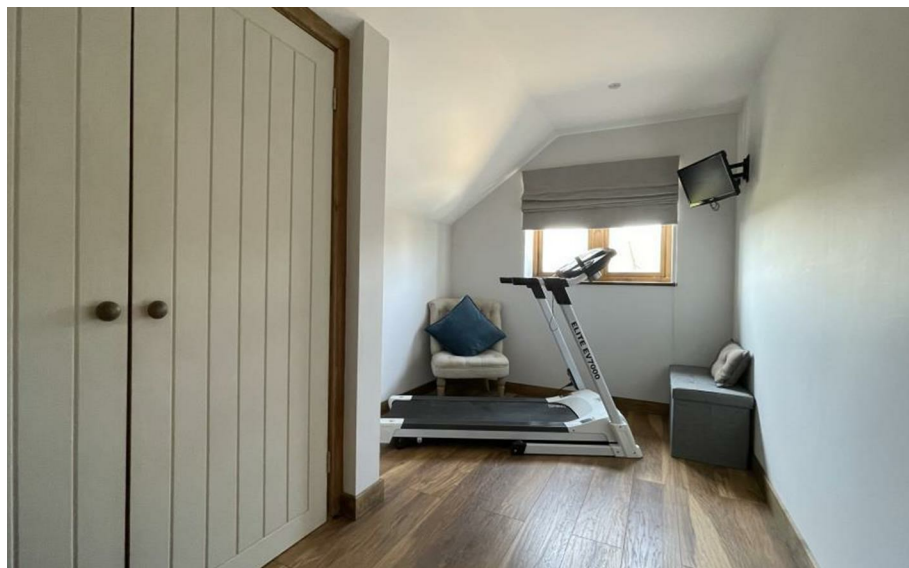
AGENTS NOTE


The property has under floor heating throughout.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



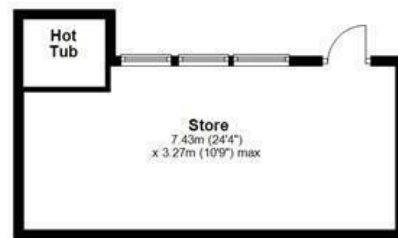
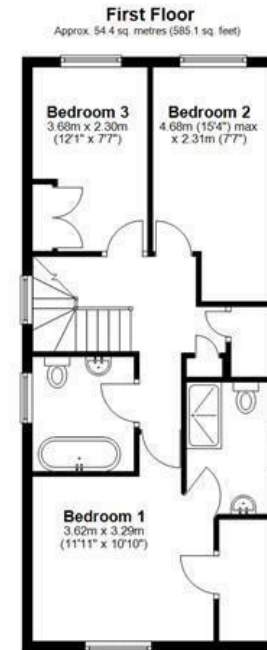
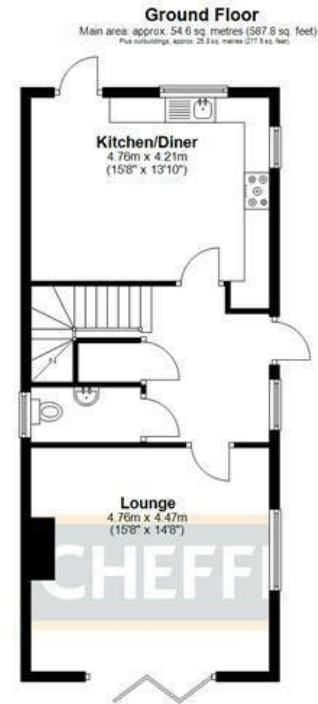


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £380,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council







Main area: Approx. 109.0 sq. metres (1172.9 sq. feet)
Plus outbuildings: approx. 25.8 sq. metres (277.5 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

