



Church Road, Wentworth, CB6 3QE

**CHEFFINS**

# Church Road

Wentworth,  
CB6 3QE

- Detached Potton Home
- 4 Bedrooms (1 Ensuite)
- Lounge / Study / Family Room
- Kitchen / Dining Room & Utility
- South Facing Rear Garden
- Driveway & Double Garage
- Gas Central Heating with Under Floor Heating on the Ground Floor
- Attractive Position Overlooking the Church
- Backing onto Fields
- Freehold / Council Tax Band F / EPC Rating B

Located within a most delightful position overlooking the village church, this detached 'Potton' home offers excellent family accommodation.

Comprises on the ground floor, entrance hall, cloakroom, lounge, study, family room, kitchen/dining room and utility. On the first floor there are 4 bedrooms with one having an ensuite and the family bathroom. Outside there is a spacious driveway, double garage and south facing garden backing onto fields.

Whilst the property is relatively modern, it was built in a style to incorporate a number of character features including a superb inglenook fireplace in the lounge, exposed beams and posts and solid wood doors. To be fully appreciated a viewing is highly recommended.

4 0 3



**Guide Price £585,000**



## LOCATION

Wentworth is a picturesque hamlet situated approximately 4 miles west of Ely just off the A142 with a 12th Century Norman church at it's focal point. Village amenities, together with schooling are situated at Sutton, Witchford and Wilburton with a full range of shopping, schooling, domestic facilities etc. available at the Cathedral City of Ely. Ely also has a mainline rail service to London via Cambridge (15 miles) and recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

**ENTRANCE HALL**

With timber and stained glass door to front aspect, stairs to first floor with under stairs cupboard, exposed brick wall, beam and post, under floor heating,

**CLOAKROOM**

With double glazed window to front aspect, double glazed window to front aspect, vanity unit with wash basin, low level WC, under floor heating.

**LOUNGE**

With double glazed window to front aspect and French doors to rear garden, superb inglenook fireplace with oak bressumer, cast iron wood burning stove and tiled hearth, exposed beams and post, television point, under floor heating.

**STUDY**

With double glazed window to rear aspect, fitted desk, gas fired boiler, under floor heating.

**FAMILY ROOM**

With double glazed window to front aspect, exposed beam and post, under floor heating.

**KITCHEN / DINING ROOM**

With 2 double glazed windows to rear aspect, exposed beam and post, range of wall and base level storage units, work surfaces and drawers, sink unit and drainer, plumbing for dishwasher, Range oven, extractor canopy, under floor heating.

**UTILITY**

With double glazed window and door to rear garden, butler sink with oak worktops, plumbing for washing machine, space for tumble drier, under floor heating,

**FIRST FLOOR LANDING**

With access to loft, velux window to rear aspect, built-in cupboard, radiator.

**BEDROOM 1**

With double glazed window to side aspect and double

glazed window to front aspect giving an attractive view of the church, walk-in wardrobe with light, exposed beam and post, radiator.

**ENSUITE**

With double glazed window to rear aspect, shower cubicle, low level WC, pedestal hand wash basin, bidet, heated towel rail.

**BEDROOM 2**

With double glazed window to front aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, exposed beam and post, radiator.

**BEDROOM 4**

With double glazed window to front aspect, built-in wardrobe, radiator.

**BATHROOM**

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed window to rear aspect, radiator.

**OUTSIDE**

To the front of the property there is a spacious gravelled driveway providing ample off street parking and leading round to the side of the house where there is double garage with electricity connected. Also to the front there is a lawned garden with mature Willow tree (subject to a Tree Preservation Order). Gated pedestrian access leads to the south facing rear garden which adjoins farmland. The garden consists of an extended area of decking leading down to a lawn bordered by mature trees and bushes. To the rear of the garage there is a further area of garden which has previously been used as a vegetable patch.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



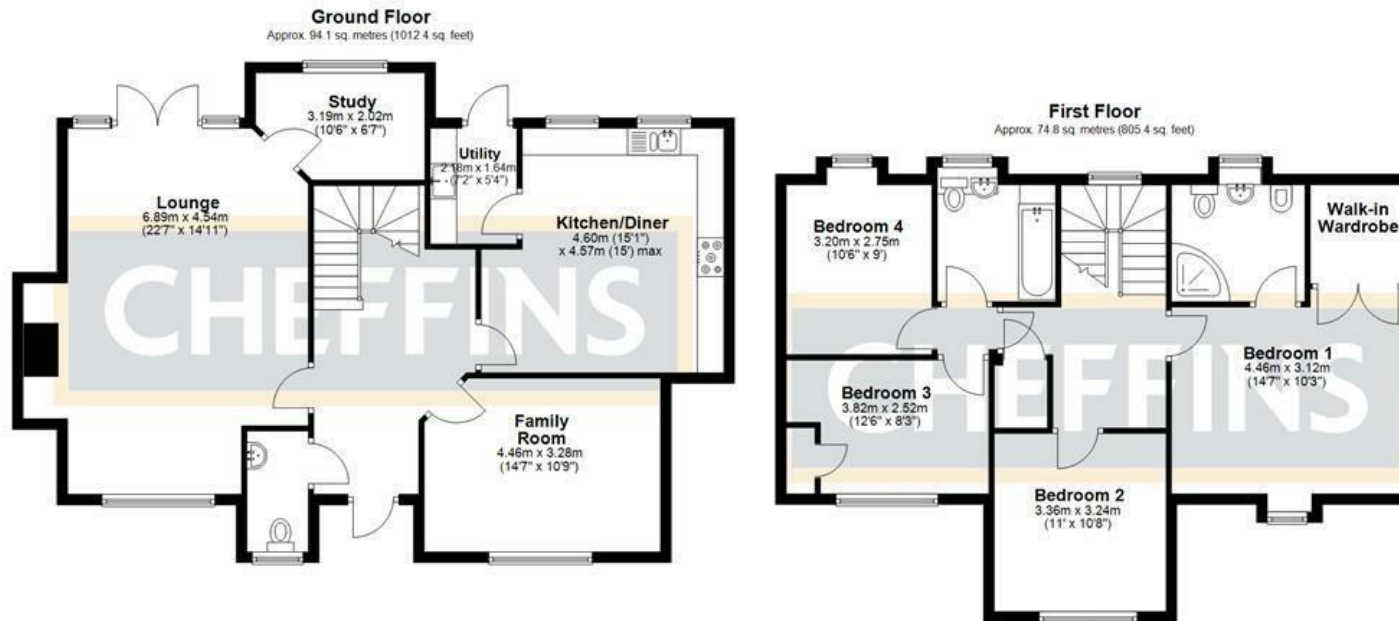




Guide Price £585,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - East Cambs District Council

| 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 |         |                         |
|                                             | 81      | 84                      |
| England & Wales                             |         | EU Directive 2002/91/EC |





Total area: approx. 168.9 sq. metres (1817.9 sq. feet)

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.

