



Metcalfe Way, Haddenham, CB6 3UP

**CHEFFINS**



# Metcalfe Way

Haddenham,  
CB6 3UP

- Superb Architect Designed Detached Family Home
- Versatile Accommodation Over 3 Floors
- Split Level Ground Floor with Refitted Kitchen
- 3 First Floor Bedrooms (Master with Ensuite & Dressing Room)
- Generous Second Floor Landing/Sitting/Study Area, Bedroom & Shower Room
- Parking for 4 Vehicles
- Enclosed Split Level Rear Garden
- Numerous Enhancements by the Current Owners
- Freehold / Council Tax Band F / EPC Rating C (Potential for B)

A superb 4 bedroom detached family home situated in the popular village of Haddenham. The property is set over 3 floors with split level ground floor, large lounge, large open plan kitchen/diner opening out to the rear.

Set off a quiet road at the top of a cul-de-sac of executive family homes, this property provides an ideal specification for today's family and with potential use of and access to its own Tennis Court; this family home really is the complete package.

Located in Haddenham, this property whilst well placed within the village, remains very private and enjoys a peaceful and tranquil environment. Accessing Ely just 6 miles away is easy, as well as its mainline station into London and beyond. The excellent Kings Private School is also located in Ely. Cambridge is approximately 25 minutes away by car (off peak) and has provided our clients with the perfect work/life balance.

An excellent home with a lovely layout and in a fantastic location.

 4 
  2 
  3



## Offers In Excess Of



## LOCATION

Haddenham is one of the most in demand villages in East Cambridgeshire. It has excellent amenities, including the Three Kings Pub, convenience store, doctors, pharmacy, art gallery, butchers, garage, hair salons, take away and an excellent range of clubs and events that run throughout the year such as the beer festival and fireworks night. The village hosts Haddenham Steam Rally, which attracts more than 20,000 visitors from all over the country and which has just celebrated it's 50th anniversary . The Cathedral City of Ely, is approximately 5.5 miles (9 km) north-east of the village, with easy access into Cambridge as well as excellent train connections from both into London as well as up north. There are lovely country walks at hand as well as strong equestrian interest. The work-life balance afforded here is exceptional with easy access to Cambridge, Ely, and Huntingdon, as well as access to London by Train from either; Ely or Waterbeach



## DESCRIPTION

A modern architect designed property set over 3 floors. The property provides versatile accommodation over an original layout with a good size hall, downstairs WC, office, split level leading to a large lounge with large bi-fold doors on to the patio/garden. The kitchen provides plentiful storage with a good range of units as well as a large island. On the first floor is the master bedroom with en-suite shower and dressing room (with built in wardrobes), 2 further bedrooms and family bathroom.

The second floor is generous and is built into the eaves with 1 further bedroom and built in storage. There's a large and spacious landing area which offers additional built-in storage as well as an open area that may suit reading/relaxing, a further shower room is also located on this top floor.

There is parking for approximately 4 cars to the front and a good-sized split-level rear garden is enclosed and provides a full patio to the full width and wrapping around the property.

This really is a one-off architect designed home with an excellent Specification!

## AGENTS NOTES

Please note that considerable investments have been made during

our client's tenure to update and enhance the property further, namely:

Our clients have replaced the floor in the living room. Every bedroom has also had new laminate flooring. In addition, there is also new carpet to the stairs and landings.

All three bathrooms have been updated, with an extra bath being added to the main bedroom ensuite and wood effect tiles in two of these rooms.

Bespoke cupboards have also been built into one of the double bedrooms as well as the room currently used as a nursery.

The entire kitchen has been replaced including flooring and appliances. Additional storage cupboards were added as well as a new worktop and sink added to the utility. A new sink was also added to downstairs WC.

New bifold doors were added to the rear of the property as well as the purchase of a new front door.

The boiler was renewed and new radiators added to the master bedroom, dining room and downstairs toilet.

The whole house has had all new smoke alarms fitted.

The house now has fibre for high-speed internet.

The thermostats have all been upgraded on all radiators so you can control all of them, including the towel rails and water from an app (or the two thermostats in the house). The system utilizes Honeywell home and can be controlled by Alexa and Google

## FIXTURES & FITTINGS

All items normally designated as Vendor's fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

## TENURE & POSSESSION

The property is for sale freehold with vacant possession on completion

## VIEWING

Strictly by appointment with the Agents.





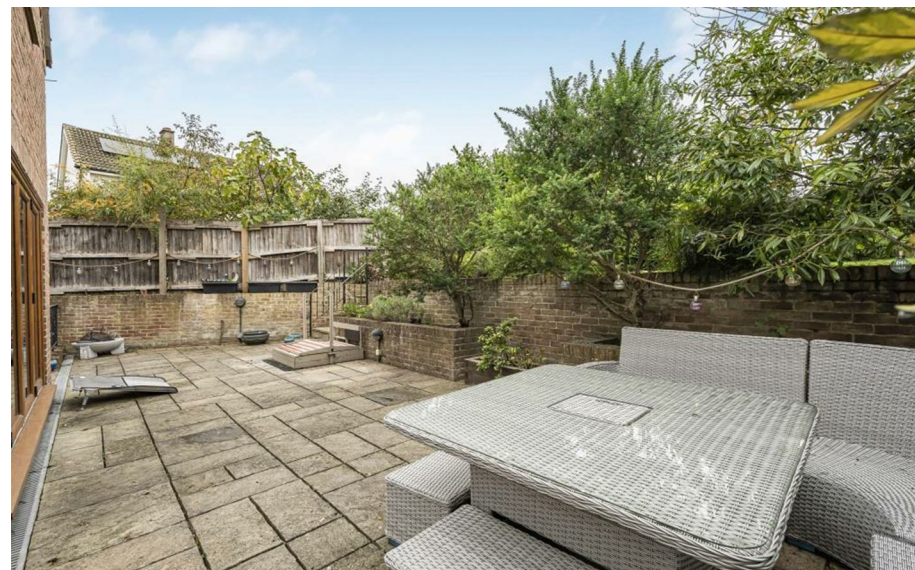















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Offers In Excess Of £550,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – East Cambs District Council









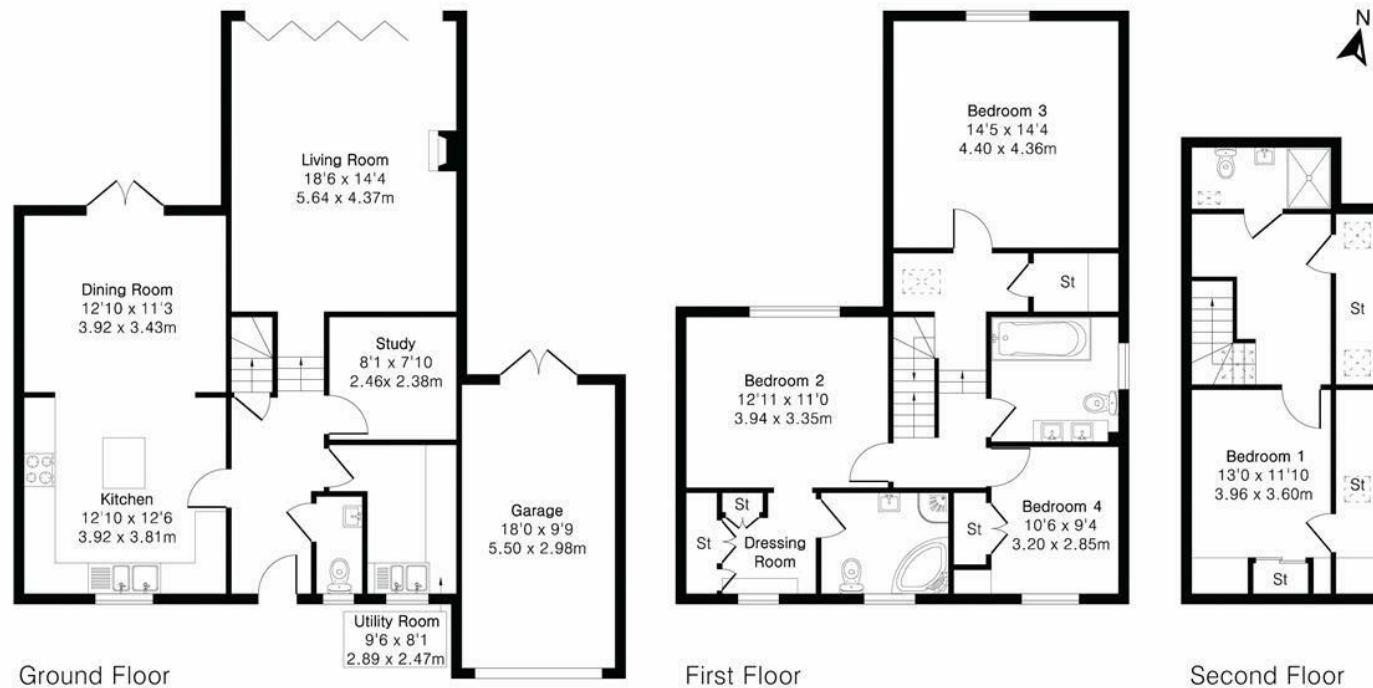
**Approximate Gross Internal Area 1918 sq ft - 178 sq m  
(Excluding Garage)**

Ground Floor Area 840 sq ft – 78 sq m

First Floor Area 755 sq ft – 70 sq m

Second Floor Area 323 sq ft – 30 sq m

Garage Area 176 sq ft – 16 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.

