



Perry Close, Haddenham, CB6 3SU

CHEFFINS

Perry Close

Haddenham,
CB6 3SU

4 1 3

Guide Price £385,000

- Detached Family Home
- 3 Bedrooms (1 Ensuite)
- 2 Reception Rooms, Kitchen & Utility
- Converted Garage
- Enclosed Low Maintenance Garden to Rear
- Driveway Parking
- Cul De Sac Location
- Freehold / Council Tax Band C / EPC Rating E

Cheffins are pleased to present this detached family home situated in a cul de sac within the popular village of Haddenham.

Accommodation comprises entrance hall, cloakroom, kitchen and utility room, dining room, living room and converted garage on the ground floor, whilst on the first floor there are 3 bedrooms (1 ensuite) and family bathroom.

Outside there is driveway parking with electric vehicle parking and fully enclosed low maintenance garden to rear.

Viewing is recommended.





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, post office, 2 shops (1 with chemist), doctors surgery, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the 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

With front entrance door, stairs rising to first floor, under stairs storage, laminate flooring.

CLOAKROOM

With double glazed opaque window to side, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, tiled flooring.

LIVING ROOM

With feature wood burner, French doors leading out to the garden, ceiling fan, laminate flooring. Opening through to:

DINING ROOM

With full length double glazed window and door leading out to the garden, radiator, laminate flooring. Opening to:

KITCHEN

With matching base and wall mounted units, worktop space, integrated 1 1/4 stainless steel sink with mixer tap, space for appliances including dishwasher, washing machine and fridge/freezer, radiator, spotlights, double glazed window to side, tiled floor. Door to:

UTILITY ROOM

With base units and worktop space, tiled splashback, integrated stainless steel sink, radiator, door to front and door to side, tiled flooring. Door to garage.

GARAGE CONVERSION / BEDROOM 4

With access to loft, double glazed window to front, radiator.

FIRST FLOOR LANDING

With 2 double glazed windows to side, radiator, airing cupboard housing the pressurised water tank.

BEDROOM 1

With double glazed windows to rear, radiator, door to:

ENSUITE

With shower cubicle with rainfall shower head, splashback surrounding, wash hand basin with mixer tap and storage under, low level WC, worktop space, tiled splashback surround, double opaque glazed window, spotlights, heated towel rail, laminate flooring.

BEDROOM 2

With double glazed window to rear, built-in storage wardrobe, radiator.

BEDROOM 3

With double glazed window to side, radiator.

BATHROOM

With side panelled bath, low level WC, wash hand basin with mixer tap and storage under, tiled splashback surrounding, opaque double glazed window to front, extractor fan, spotlights, tiled flooring.

OUTSIDE

The property is situated in a cul de sac, accessed by a block paved driveway with EV charging point.

The rear garden is enclosed by wooden fence

panels with patio, barbecue section with pergola covering, leading to the artificial laid lawn with cushioned matted play section, stone surround boundary, timber shed and gated access.

AGENTS NOTE

The vendors advise they have the right to park or drive over a neighbour's land to access their driveway.

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		56
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure – Freehold

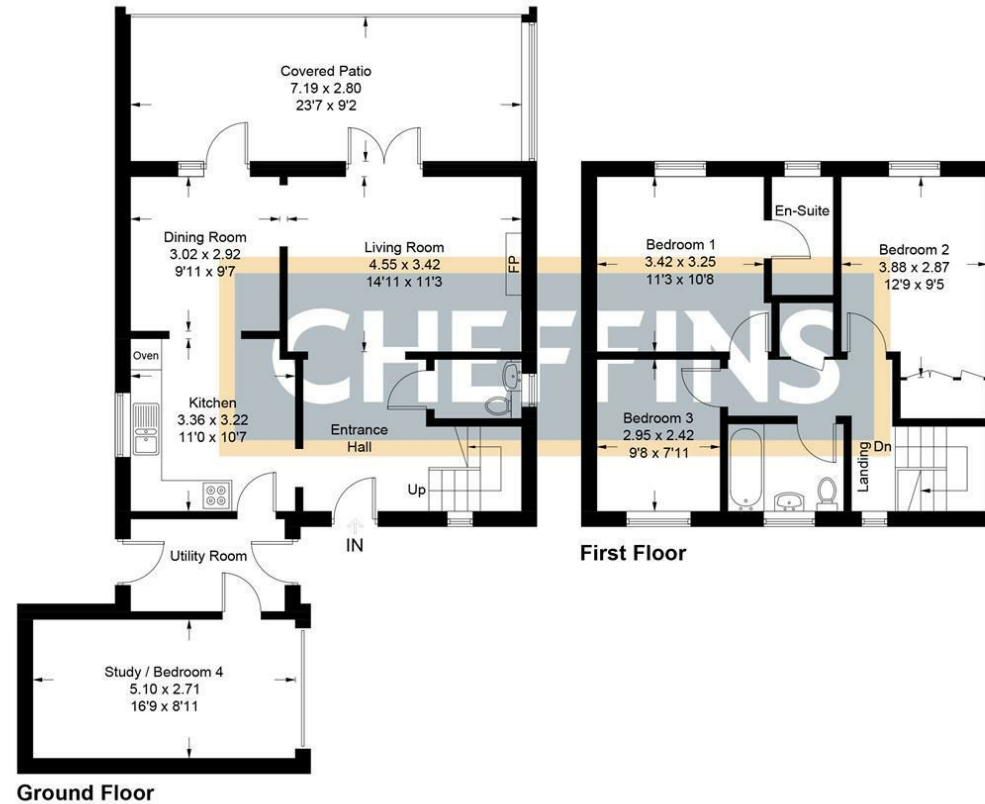
Council Tax Band – C

Local Authority – East Cambs District Council





Approximate Gross Internal Area
Ground Floor = 70.2 sq m / 756 sq ft
First Floor = 49.4 sq m / 532 sq ft
Total = 119.6 sq m / 1288 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1297941)

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.

