



Wilburton Road, Stretham, CB6 3LL

CHEFFINS

Wilburton Road

Stretham,
CB6 3LL

Guide Price £395,000

4 2 2

- Generous Detached Family Home
- 2 Reception Rooms
- 4 Bedrooms (1 Ensuite)
- Under Floor Heating Throughout
- Ample Parking & Double Garage
- Landscaped Garden with Summerhouse
- Field Views to Rear
- Freehold / Council Tax Band E / EPC Rating D

If you're looking for a generous, family home then look no further! Cheffins are delighted to offer to the market this substantial, detached property, located conveniently for access in the village of Stretham.

This fabulous home offers a generous entrance hall, ground floor cloakroom, a sitting room or dining room, depending on your requirements, a formal lounge providing access to the gardens, a refitted kitchen / breakfast room with views over fields, a utility room that also provides access into the garage. Upstairs there are 4 double bedrooms, the master benefitting from an ensuite shower room. There is also a 4 piece family bathroom to complete the internal accommodation.

Outside there is a landscaped, low maintenance garden that overlooks fields at the rear as well as the ultimate man cave featuring a full size snooker table! The front offers off road parking for multiple cars as well as the double garage.

To fully appreciate all that is on offer here, an early viewing is highly recommended to be fully appreciated.





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.

ENTRANCE HALL

With door to front aspect, stairs to first floor, under stairs storage cupboard.

CLOAKROOM

With low level WC, wash hand basin.

SITTING ROOM / DINING ROOM

With 2 windows to front aspect, double doors from the hallway, double doors leading through to:

LOUNGE

With 2 doors to the side aspect, window to front aspect, decorative fireplace (currently covered).

KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, integral double oven, 4-ring electric hob with extractor hood over, space for fridge/freezer, integral dishwasher, 2 windows to rear aspect.

UTILITY

With door to rear aspect providing access to the rear garden, window to rear aspect, plumbing for washing machine, base and wall units with work surfaces over, sink unit with mixer tap, door into the double garage.

FIRST FLOOR LANDING

With window to front aspect, airing cupboard housing hot water tank, access to loft (part boarded for storage).

BEDROOM 2

With skylight window to rear aspect.

BATHROOM

With low level WC, wash hand basin, panelled bath, shower cubicle, skylight window to rear.

BEDROOM 3

With window to front aspect.

BEDROOM 4

With windows to front and side aspects.

BEDROOM 1

With window to side aspect, skylight windows to rear, access to:

ENSUITE

With low level WC, wash hand basin, walk-in shower cubicle, skylight window to rear.

OUTSIDE

The rear garden has gated access to both sides leading to the front. The garden has paved and lawned areas, mature shrubs and trees, timber garden shed, summerhouse with power and

light connected and currently housing a full-size snooker table,

The front of the property is block paved providing ample parking and leading to a double garage with access into the utility, electric sectional door, double door, window to rear aspect, power and light connected and housing the boiler.

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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

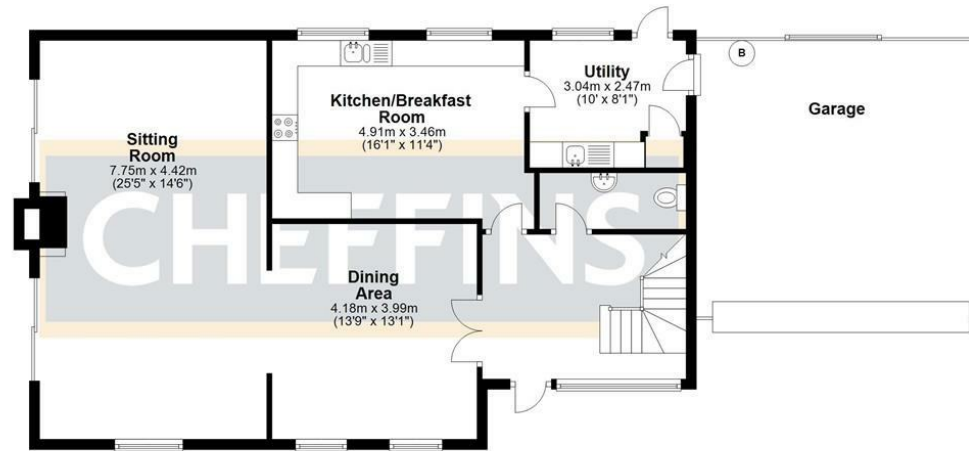


Guide Price £395,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council



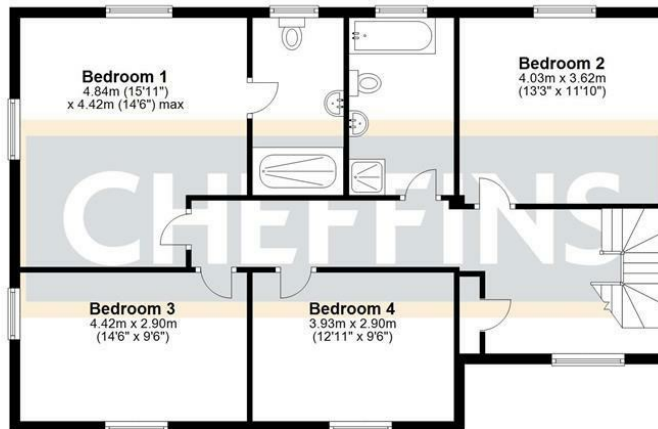
Ground Floor

Approx. 92.6 sq. metres (997.0 sq. feet)



First Floor

Approx. 93.1 sq. metres (1002.4 sq. feet)



Total area: approx. 185.8 sq. metres (1999.4 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.

