



High Street, Aldreth, CB6 3PG

**CHEFFINS**



# High Street

Aldreth,  
CB6 3PG

4 2 2

**Offers In Excess Of £550,000**

- Spacious Detached House
- 4 Bedrooms (2 Ensuite)
- Lounge & Dining Room
- Open Plan Kitchen/Dining/Family Room
- Utility
- Driveway, Garage & Attractive Garden
- Edge of Village Location Close to Open Countryside & Walks
- Air Source Heating
- Freehold / Council Tax Band E / EPC Rating TBC

A modern and spacious 4 bedroom detached property built by the current owners and finished to a high specification, located on the edge of the village with attractive countryside walks nearby.

Accommodation comprises entrance hall, cloakroom, dining room, lounge, utility, open plan kitchen/dining/family room, 4 bedrooms (2 with ensembles) and family bathroom. Outside there is a driveway, garage and most attractive rear garden.

Benefits include under floor heating throughout with an Air Source heat pump, higher than average ceilings on the first floor and quality kitchen and bathroom fittings.





## LOCATION

Aldreth is a small hamlet situated adjacent to the larger village of Haddenham where there are many amenities available. 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 post office, 2 day-to-day shops, chemist, doctors surgery, butchers, take-away restaurant etc., together with an art gallery/studio which has regular exhibitions. The village also has many clubs and societies. Aldreth offers some excellent walks across the fen countryside and along the Old West River a tributary of the Great Ouse. The river also offers boating and angling opportunities. A full range of shopping, sporting, schooling and domestic facilities are available at Ely and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.



## ENTRANCE HALL

With door to front aspect, stairs to first floor with oak treads, glazed panels and low level lighting, under floor heating.

## CLOAKROOM

With WC and wall hung wash basin, cupboard with sliding doors, double glazed window to front aspect, under floor heating.

## DINING ROOM

With double glazed window to front aspect, under floor heating.

## LOUNGE

With wood burning stove, double glazed windows and French doors to rear garden, television point, under floor heating,

## UTILITY

With double glazed window to front aspect and door to outside. Fitted with a range of matching storage units and Corian worktops with undermounted sink, integrated washing machine and wine fridge, under floor heating.

## KITCHEN / DINING / FAMILY ROOM

Kitchen area with a range of wall and base level storage units and drawers with Corian worksurfaces and undermounted sink, filtered water tap, 2-drawer dishwasher and 2-drawer fridge, Neff electric oven, combination microwave oven, warming drawer, induction hob and extractor hood, under floor heating.

Dining/family area with bi-fold doors onto rear garden, ceiling speakers, built-in cupboards and shelves, under floor heating.

## FIRST FLOOR LANDING

With 2 sun pipes allowing natural light onto the landing and stairwell.

## BEDROOM 1

With vaulted ceiling, double glazed window to front aspect, Sharps fitted wardrobes, ceiling speakers, under floor heating.

## WET ROOM

With Villeroy & Boch wall mounted basin and low level WC, shower, double glazed window to front aspect, heated towel rail, under floor heating.

## BEDROOM 2

With double glazed window to front aspect, vaulted ceiling with 2 ceiling speakers, built-in wardrobe, under floor heating.

## WET ROOM

With Villeroy & Boch wall mounted basin and low level WC, shower, double glazed window to side aspect, electric towel rail, under floor heating

## BEDROOM 3

With double glazed window to rear aspect, vaulted ceiling, under floor heating.

## BEDROOM 4

With double glazed window to rear aspect, vaulted ceiling, access to loft space area, built-in cupboard, under floor heating

## BATHROOM

With Villeroy & Boch suite of low level WC and basin, bath with shower above, integrated television, double glazed window to rear aspect, electric towel rail, under floor heating

## OUTSIDE

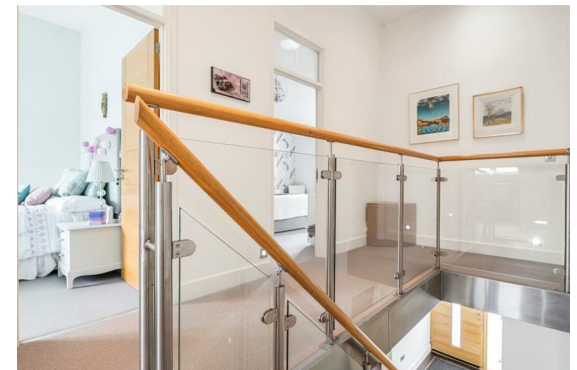
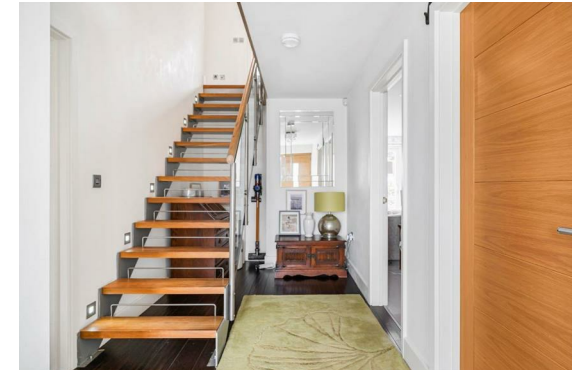
To the front and side of the property there is a driveway providing off street parking. The driveway leads to a single garage with electric roller shutter door and door at the rear into a store. The store contains the Air Source heating boiler and has a door to the garden. There is also pedestrian access leading into the rear garden which is an attractive feature of the property and offers a good degree of privacy. The garden is part walled and has been landscaped to include decking adjoining the house leading down to a circular lawn bordered by established beds. There is also a well maintained vegetable garden, apple and pear trees, a greenhouse and storage shed. Outside there is the further benefit of an electric retractable canopy over the decking and both front and rear electric sockets.

## AGENTS NOTE

The property has the benefit of a rainwater harvesting system which allows any surplus water to be used for operating the washing machine, flushing the toilets and garden watering. This is in addition to the mains water supply.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
EU Directive 2002/91/EC		

Offers In Excess Of £550,000

Tenure - Freehold

Council Tax Band - E

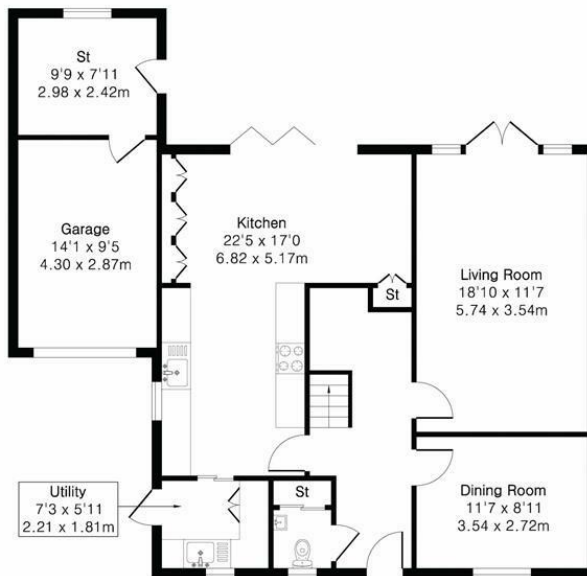
Local Authority - East Cambs District Council

**Approximate Gross Internal Area 1624 sq ft - 150 sq m  
(Excluding Garage)**

Ground Floor Area 812 sq ft - 75 sq m

First Floor Area 812 sq ft - 75 sq m

Garage Area 211 sq ft - 20 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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