



West End, Wilburton, CB6 3RE

CHEFFINS

West End

Wilburton,
CB6 3RE

- Extended Chalet Bungalow
- Stunning Views Across Countryside to Rear
- 3 Double Bedrooms
- Kitchen / Breakfast Room & Utility
- Spacious Lounge & Dining Room
- Superb Garden Room with Views
- Modern Shower Room & Cloakroom
- In/Out Driveway & Garage
- Well Maintained Gardens
- Freehold / Council Tax Band D / EPC Rating E

A deceptively spacious and extended chalet bungalow with stunning views to the rear across open countryside. The property is immaculately presented throughout and comprises on the ground floor, entrance porch and hall, modern refitted cloakroom and separate shower room, spacious lounge, kitchen/breakfast room, side lobby/utility, dining room, superb garden room overlooking the garden and fields beyond and a double bedroom. On the first floor there are 2 double bedrooms, shower room and a WC. Outside there is a spacious in/out driveway, garage and to the rear a well maintained garden backing onto farmland.

To fully appreciate the extent of the accommodation and outstanding views, a viewing is highly recommended.

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Guide Price £460,000





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London



ENTRANCE PORCH

With door to front aspect.

ENTRANCE HALL

With stairs to first floor, 3 built-in storage cupboards and radiator.

CLOAKROOM

Refitted and with modern suite comprising built-in WC and wash basin with storage beneath, double glazed window to side aspect, radiator.

SHOWER ROOM

Refitted and with modern walk-in shower, vanity unit with wash basin, double glazed window to side aspect, heated towel rail.

LOUNGE

With double glazed window to front aspect with shutters, inset flame affect electric fire, television point, radiator.

KITCHEN / BREAKFAST ROOM

With double glazed window to rear aspect giving an outstanding view across the garden and surrounding countryside, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in Neff electric oven, hob and extractor hood, dishwasher, breakfast bar, radiator.

SIDE LOBBY / UTILITY

With doors to both front and rear aspects, fitted wall and base level storage units and work surfaces, cupboard housing the oil fired central heating boiler and having plumbing for the washing machine.

DINING ROOM

With radiator, double glazed window and patio doors to garden room.

GARDEN ROOM

With vaulted ceiling, double glazed windows and French doors onto garden giving superb views of the surrounding countryside, 2 velux windows, 2 radiators.

BEDROOM 1

With double glazed window to rear aspect giving attractive views, fitted wardrobes and dressing table, radiator.

FIRST FLOOR LANDING

With fitted double wardrobe and further single cupboard into the eaves, radiator.

WC

With low level WC, vanity unit with wash basin, eaves access, radiator.

SHOWER ROOM

With shower cubicle and wash hand basin.

BEDROOM 2

With double glazed windows to front and rear aspects giving attractive views across countryside, fitted wardrobes and dressing table, radiator.

BEDROOM 3

With velux window to rear aspect giving attractive views, double glazed window to side aspect, radiator.

OUTSIDE

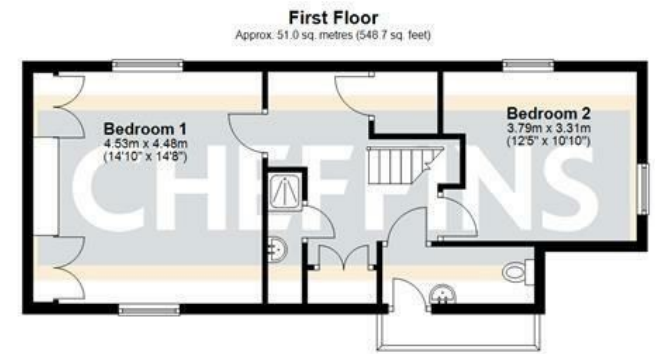
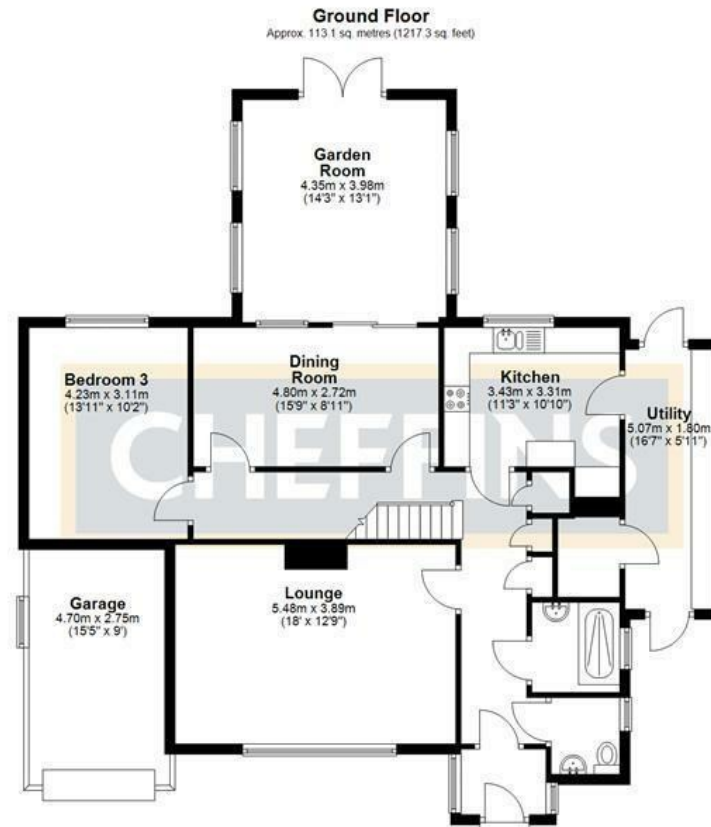
To the front of the property there is a spacious in/out driveway providing ample off street parking, together with a garage with electric roller shutter door, power and light connected. Pedestrian access leads into the rear garden with there being a patio adjoining the property and a further raised patio at the rear of the garden making the most of the views across farmland. The remainder of the garden is mainly laid to lawn with established and well maintained borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Total area: approx. 164.1 sq. metres (1766.0 sq. feet)

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		
England & Wales <small>EU Directive 2002/91/EC</small>		

Guide Price £460,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

