

Asking Price £550,000
Freehold



24 Lode Way, Haddenham, Cambridgeshire, CB6 3UL



24 Lode Way, Haddenham,
Cambridgeshire, CB6 3UL

Extended and refurbished
detached bungalow situated
in a highly regarded non-
estate village location.

INTERNAL VIEWING AN ABSOLUTE MUST. An original 1960s bungalow which has been comprehensively extended and superbly refurbished to create a most impressive home with stylish and beautifully presented accommodation throughout. Finished to an extremely high standard the property features modern style open plan living and 3 double bedrooms. Occupying a fine corner position there is scope to further extend the accommodation, if required, subject to any necessary planning consents being obtained. Heating is LPG to radiators and the windows are sealed unit double glazed. Good sized gardens are fully enclosed offering a high level of privacy and include well maintained areas of lawn, paved terraces, parking for numerous vehicles and a versatile detached Home Office/Studio. The Council Tax is currently Band C and the EPC rating is currently Band E.

Haddenham is one of the most highly regarded villages situated just 7 miles south west of the Cathedral City of Ely and 12 miles north of the University City of Cambridge. There is an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the Robert Arkenstal Centre.

Features

- Extended & Superbly Refurbished Throughout
- Stylish & Beautifully Presented Accommodation
- Open Plan Living & 3 Double Bedrooms
- Large Enclosed Gardens & Ample Parking
- NO ONWARD CHAIN





Entrance Hall:

Loft hatch to roof space and airing cupboard with hot water cylinder and gas boiler.

Cloakroom:

Low level WC and wash hand basin.

Sitting Room:

Fireplace with inset wood burning stove, shelved alcoves to side with base level cabinets and open access to adjoining dining area.

Dining Area:

Glazed door and bi-fold doors to rear garden. Open access to adjoining kitchen/breakfast room.

Kitchen/Breakfast Room:

Extensive range of fitted cabinets and soft closing drawers, quartz work surfaces, island unit/breakfast bar and range of integrated appliances twin 'Pyrolytic' self cleaning ovens, induction hob, full height fridge and freezer, dishwasher and wine cooler.

Bedroom 1:

Dual aspect, range of fitted wardrobes and air conditioning unit.

Bedroom 2:

Built in triple and double mirror fronted sliding wardrobes.

Bedroom 3:

Bathroom:

Low level WC, vanity wash basin, panelled bath and separate shower cubicle.

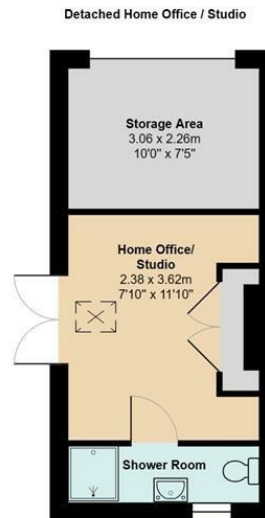
OUTSIDE:

The property occupies a fine corner position which offers a high level of privacy and seclusion. The front is enclosed by an established laurel hedge and contains an area of lawn and off road parking for numerous vehicles. Gated pedestrian side access leads to the rear garden which is also fully enclosed by established hedging. There is a large area of lawn together with paved terraces, private seating area and an extremely versatile detached former garage, with storage area and shower room, which is currently used as entertainment space for family and social gatherings, but could also be used as a home office, studio, guest accommodation or Airbnb for additional income. There is gated pedestrian access to the rear leading on to Nelson's Lane with the potential to create separate vehicular access, if required.





About 130 sq m ... 1399 sq ft
All dimensions / floor plans are approximate and should not be relied upon



About 20.68 sq m ... 222.59 sq ft

TENURE
Freehold

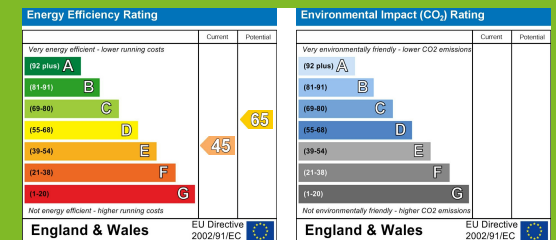
SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
C

Directions to the property using What3Words.
Enter the following link in your browser then click Waze or Google Maps:

<https://w3w.co/effort.innovator.weeps>



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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020
sales@clarkhomes.co.uk
clarkhomes.co.uk

