

Asking Price £350,000
Freehold



41 Ovins Rise, Haddenham, Cambridgeshire, CB6 3LH



41 Ovins Rise, Haddenham,
Cambridgeshire, CB6 3LH

Stylish and exceptionally well presented semi-detached house situated in a highly regarded village location.

An exceptionally well presented semi-detached house built in 2021 by Palace Green Homes. The well designed and stylish accommodation includes a spacious entrance hall and landing, cloakroom, sitting room with bay window to front and panelling to one wall, kitchen/dining room with range of integrated appliances, 3 bedrooms and 2 beautifully appointed bath/shower rooms (one en suite). Designed with a focus on improved energy efficiency the property is insulated to a high standard, the windows are Upvc sealed unit double glazed and an air source heat pump supplies domestic hot water and underfloor heating to the ground floor and via radiators to the first floor, which all contribute to lower energy bills. There is off road parking to the front for three cars and a delightful, landscaped garden to the rear. For home working and entertainment there is wiring for a sky system, digital TV sockets, TV aerial with booster to loft, fibre optics and an Openreach point. The Council Tax is currently Band D, the EPC rating is currently Band B and there is an annual service charge payable which is currently £285.00

Haddenham is one of the most highly regarding 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 Arkenstall Centre.

Features

- Superbly Presented Throughout
- Kitchen With Integrated Appliances
- 3 Bedrooms & 2 Bath/Shower Rooms
- Parking & Landscaped Garden
- Air Source Heat Pump
- ICW 10 Year Warranty





Entrance Hall:
Karndean flooring and stairs to first floor with storage cupboard under.

Cloakroom:
Close coupled WC and pedestal wash hand basin.

Sitting Room:
Bay window to front aspect.

Kitchen/Dining Room:
Karndean flooring, French doors to rear garden, range of drawers, base and wall cabinets with soft-close mechanism, sink unit and integrated appliances comprising oven, induction hob with extractor fan over, dishwasher and fridge/freezer.

Utility Room:
Karndean flooring, base and wall cabinets with soft-close mechanism, sink unit, plumbing for washing machine, vent for tumble dryer and glazed door to outside.

FIRST FLOOR:

Landing:
Loft hatch to roof space which has lighting and is fully insulated. Airing/storage cupboard with hot water tank .

Bedroom 1:

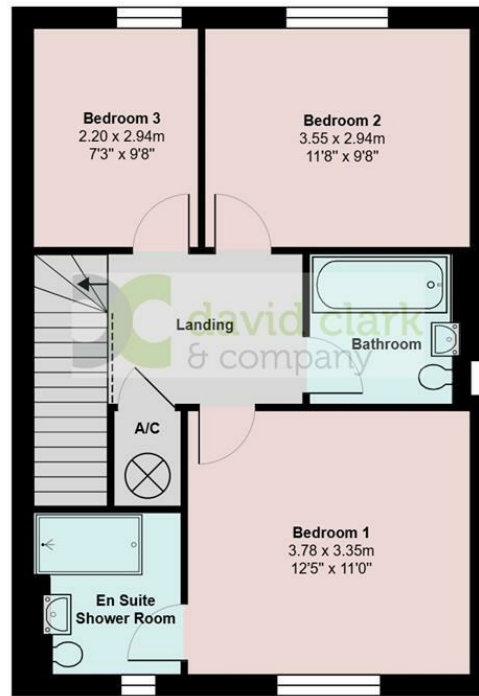
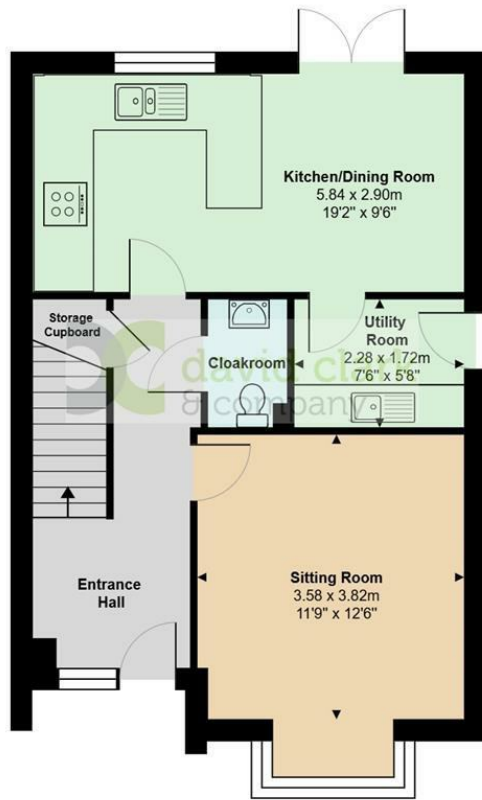
En Suite Shower Room:
Heated towel rail and traditional white suite comprising close coupled WC, vanity wash basin, with cupboards under, and shower cubicle with hand held and waterfall shower attachments.

Bedroom 2:

Bedroom 3:

Bathroom:
Heated towel rail and traditional white suite comprising close coupled WC, vanity wash basin, with cupboards under, and panelled bath with separate shower unit including hand held and waterfall shower attachments.

OUTSIDE:
A block paved driveway and shingled area to front provides off road parking for three cars and gated pedestrian access to the side leads to a delightful, landscaped garden to the rear. Specially designed by the present owners for ease of maintenance., the garden includes an extensive paved terrace adjoining the rear elevation with steps up to an area of lawn, bordered by well stocked flower and shrub beds and divided by a central brick pathway which leads to a brick paved terrace and further, raised well stocked flower and shrub beds. There is also exterior lighting, water point and electric sockets.



About 100.4 m² ... 1081 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES
Water, Gas, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
D

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

<https://w3w.co/span.washable.someone>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		99	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B	88		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

