

Asking Price £650,000
Freehold



25 Broadway, Wilburton, Cambridgeshire, CB6 3RT

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A most impressive family home with extensive, versatile accommodation situated within a highly sought after, non-estate location.

This modern detached house has been considerably altered and extended to create a superb family home. The extensive accommodation extends to an impressive 2,404 sq ft (231.7 sqm), including the garage, providing tremendous versatility suitable for a variety of needs. The present owners have recently installed a new oil fired central heating system, replaced the windows and external doors (excluding the dining/garden room, with contemporary granite grey sealed unit double glazed units, re-fitted the cloakroom and re-fitted the en suite to the main bedroom with a luxurious traditional white suite complete with a large, oval bath. If required, it could be possible to convert the utility room and family room/study to a self contained annexe, ideal for dependent relatives or independent teenagers, if required. There is parking for numerous vehicles and an established, south facing garden to the rear. The Council Tax is currently Band F and the EPC rating is currently Band E.

Wilburton is a thriving village situated approximately 12 miles north of Cambridge and 7 miles south of Ely. Local facilities include a highly regarded primary school, theatre group, village hall, social club, extensive garden centre and recreation ground, which annually hosts a hugely successful beer festival and firework display.

Features

- Highly Regarded Non-Estate Location
- Versatile Accommodation of Approx' 2,404 sq ft (231 sq m)
- Kitchen, Utility Room & Cloakroom
- 4 Reception Rooms
- 5 Bedrooms & 3 Bath/Shower Rooms
- Garage, Carport & Parking For Several Cars
- Enclosed South Facing Garden to Rear





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

Cloakroom:
Recently re-fitted and comprising low level WC and pedestal wash hand basin.

Snug:
French doors to dining/garden room.

Kitchen:
Range of matching base and wall cabinets, slate tiled floor, island unit, integrated appliances comprising oven, combination oven, ceramic hob with extractor fan over and dishwasher. Door to utility room and open access to:-

Dining/Garden Room:
Slate tiled floor, air conditioning unit, delightful vista of the garden accessed via 2 sets of French doors.

Utility Room:
Slate tiled floor, sink unit, position for washing machine and tumble dryer, open access to:-

Side Entrance Lobby:
Slate tiled floor, door to front garden, door to boot room providing access to the rear garden and door to:-

Family Room/Study:
Door to garage.

FIRST FLOOR:

Landing:
Airing cupboard and loft hatch to partially boarded roof space.

Bedroom 1:
Built in wardrobes and door to:-

En Suite Bath/Shower Room:
Recently refitted and comprising large oval bath, close coupled WC and pedestal wash hand basin. Fully tiled walls and heated towel rail.

Bedroom 2:
Door to:-

En Suite Shower Room:
Low level WC, wash hand basin, shower cubicle and heated towel rail.

Bedroom 3:
Built in wardrobes.

Bedroom 4:
Built in wardrobes.

Bedroom 5:

Shower Room:
Low level WC, vanity wash basin with cupboard under, shower cubicle and heated towel rail.

OUTSIDE:
The property stands well back from the road and is approached over a gravelled driveway which provides parking for several cars, together with access to a carport and single integral garage with up and over door to front oil tank, power and light. Gated pedestrian side access leads to a delightful, fully enclosed, south facing garden to the rear which contains paved terracing, area of lawn, well stocked flower and shrub beds and a variety of trees and bushes.



About 231.7 m² 2494 ft² (Including garage)
All dimensions / floor plans are approximate and should not be relied upon.



TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
F

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

<https://w3w.co/booklets.showcase.guessing>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(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		England & Wales	
EU Directive 2002/91/EC		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.

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