

**Asking Price £475,000**  
**Freehold**



**17 Orchard Way, Haddenham, Cambridgeshire, CB6 3UT**



## 17 Orchard Way, Haddenham, Cambridgeshire, CB6 3UT

A modern detached house situated in a well served and highly regarded village location.

An extremely well presented detached house providing excellent family accommodation and situated within an established, residential development of impressive 4 and 5 bedroom detached family homes. The accommodation, arranged over two floors, in brief, comprises: entrance hall, cloakroom, 3 reception rooms and a spacious kitchen/breakfast room at ground floor level and 4 bedrooms, 3 of which have built in wardrobes, stylish, re-fitted en suite shower room and family bathroom at first floor level. Heating is Calor-propane gas to radiators and the windows are Upvc sealed unit double glazed. There is off road parking, double garage and a good sized, fully enclosed, south facing garden to the rear which offers a good level of privacy and delightful views from bedroom 2 across surrounding countryside. The Council Tax is currently Band E 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

- Excellent Versatile Accommodation
- 3 Reception Rooms
- Spacious Kitchen/Breakfast Room
- 4 Bedrooms (3 of Which Have Built in Wardrobes)
- Parking, Double Garage & South Facing Garden







Entrance Hall:  
Stairs to first floor with storage cupboard under.

Cloakroom:  
Close Level WC and vanity wash hand basin.

Study:

Sitting Room:  
Open fireplace and French doors to rear garden.

Dining/Family Room:  
Door to:-

Kitchen/Breakfast Room:  
Range of matching base and wall cabinets, tiled floor, double oven, ceramic hob with extractor fan above, position for dishwasher, French doors to rear garden and door to:-

FIRST FLOOR:

Landing:  
Airing cupboard and loft hatch to roof space.

Bedroom 1:  
Built in wardrobes and door to:-

En Suite Shower Room:  
Fitted cabinets, close coupled WC, vanity wash basin and Shower cubicle.

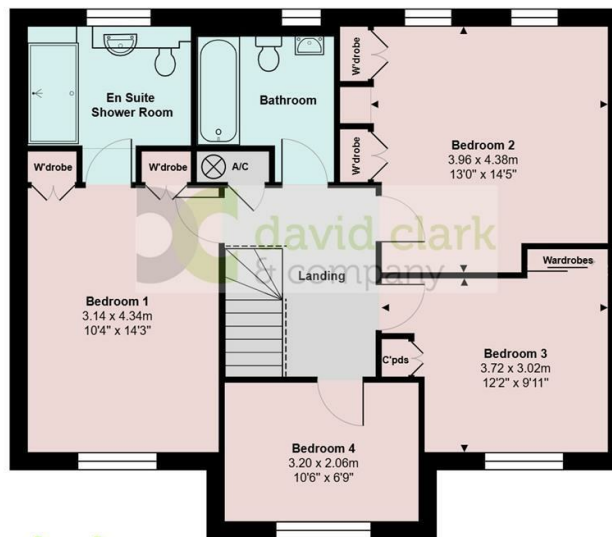
Bedroom 2:  
Built in wardrobes, part timber panelled walls and views across surrounding countryside.

Bedroom 3:  
Built in wardrobes, desk unit, fitted shelving and base level cupboards.

Bedroom 4:

Bathroom:  
Low level, wash hand basin, panelled bath and part timber panelled walls.

OUTSIDE:  
Open plan garden to front and driveway to side providing off road parking and access to a Double Garage 4.87m x 4.87m (15'11" x 15'11") with twin up and over doors to front, power, light and personal door to rear. A fully enclosed garden to the rear enjoys a delightful southerly aspect and offers a good level of privacy. There is a paved terrace and a large expanse of lawn bordered by well stocked flower and shrub beds. Large timber store shed and door to garage.



About 140.5 m<sup>2</sup> ... 1513 ft<sup>2</sup>

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

**TENURE**  
Freehold

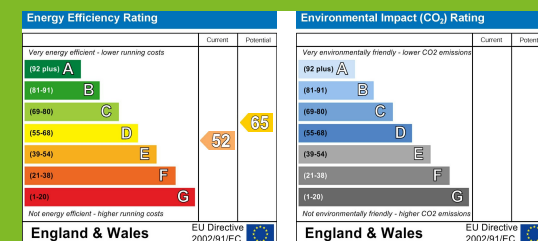
**SERVICES**  
Water, Electricity and Drainage.

**LOCAL AUTHORITY**  
East Cambridgeshire District Council

**COUNCIL TAX BAND**  
E

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

<https://w3w.co/teardrop.stability.wording>



**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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