



## 5 Station Road

Haddenham, Ely, Cambs, CB6 3XD

**Guide Price £310,000**



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## Haddenham

Haddenham enjoys an elevated position atop a high ridge, with views of the historic Cathedral City of Ely to the west. It is home to around 3,000 residents and is well located for both a rural lifestyle with a welcoming active community and access to many amenities. The Village amenities include shops, a doctor's surgery, church, pub, a library, a well-regarded primary school, pre-schools and a picturesque village green and wildlife garden. Furthermore, there's a strong sense of community in Haddenham, with sports and leisure activities available for all ages, including football teams for girls and boys, a village cricket team, a well-attended bowls club and an active Sports & Social Club. There are also Annual community events such as the ever-popular Haddenham Beer Festival and Haddenham Steam Rally.

Just 15 minutes' drive away is the City of Ely, with its historic centre and famous Cathedral with a wide selection of cafes, restaurants and independent shops clustered around a thriving marketplace and the well-recognised large brand supermarkets. The railway station in Ely offers commuters a fast train service to the larger centres of Cambridge (18 mins), Peterborough (33 mins) and London Kings Cross, (70 mins)

## Description

A unique period property located at the heart of this popular village, which benefits from 4 bedrooms, refitted kitchen/breakfast room, double glazing, Air source heating, Solar Panels, two reception rooms, utility, bathroom, shower room and allocated parking space.

## Entrance Hall

Stairs to first floor. Ceiling light point. Part double glazed entrance door.

## Living Room - 4.27m x 3.45m (14'0" x 11'4")

Double glazed window to the front aspect. Fusebox. Radiator. Cupboard recess. Picture rail. Doorway to kitchen.

## Family Room - 3.4m x 3.12m (11'2" x 10'3")

Double glazed window to the front aspect. Tiled fireplace and hearth. Picture rail. Radiator.

## Kitchen - 5.79m x 3.56m (19'0" x 11'8")

Refitted with a range of units at base and wall level with composite work surfaces over. Single bowl sink with mixer tap. Double glazed windows to the side and rear aspects. Tiled splash areas. Integrated electric double oven. 4- Ring electric Zanussi hob. Large central Island with matching work surfaces and with cupboards & drawers and seating for 6 persons. Ceiling light point. Radiator. Cupboard to corner housing Air Source heat pump system. Door to Utility.

## Utility - 3.3m x 1.73m (10'10" x 5'8")

Double glazed window and double-glazed door to the rear garden. Plumbing for automatic washing machine. Space for fridge. Wall light point.

## Inner Hall

Storage cupboard. Ceiling light point. Radiator.

**Bathroom** - 3.4m x 2.39m (11'2" x 7'10")  
Panelled bath. Pedestal wash basin. Low level WC. Radiator. Tiled splash areas. Double glazed window to the rear aspect. Coved ceiling with light point. Built-in double cupboard with shelving.

**Bedroom 1** - 4.47m x 3.28m (14'8" x 10'9")  
Double glazed window to the front aspect. Radiator. Picture rail. Wooden plank flooring. Ceiling light point.

**Bedroom 2** - 3.33m x 3m (10'11" x 9'10")  
Double glazed window to the rear aspect. Radiator. Ceiling light point.

### Landing

Double glazed Velux window to the rear aspect. Radiator. Ceiling light point.

**Bedroom 3** - 4.11m x 3.63m (13'6" x 11'11")  
Double glazed window to the front aspect. Double glazed Velux window to the rear aspect. Radiator. Eaves storage cupboards. Spotlights.

**Bedroom 4** - 4.17m x 3.45m (13'8" x 11'4")  
Double glazed window to the front aspect. Double glazed Velux window to the rear aspect. Spotlights to ceiling. Radiator. Eaves storage cupboards.

**Shower Room** - 1.83m x 1.7m (6'0" x 5'7")  
Shower cubicle with Triton electric shower. Extractor fan. Spotlight to ceiling. Pedestal wash basin. Low level WC. Radiator.

### Outside

The garden is to the rear of the property and is a fully enclosed cottage garden with mature shrubs, area of lawn, hardstanding areas, double gates allowing vehicular access, patio, Air Source Heat Pump, brick storage barns, small pond, and Solar panels to the rear roof. There is an allocated parking space immediately adjacent the property in the adjoining car park.

### Property Information

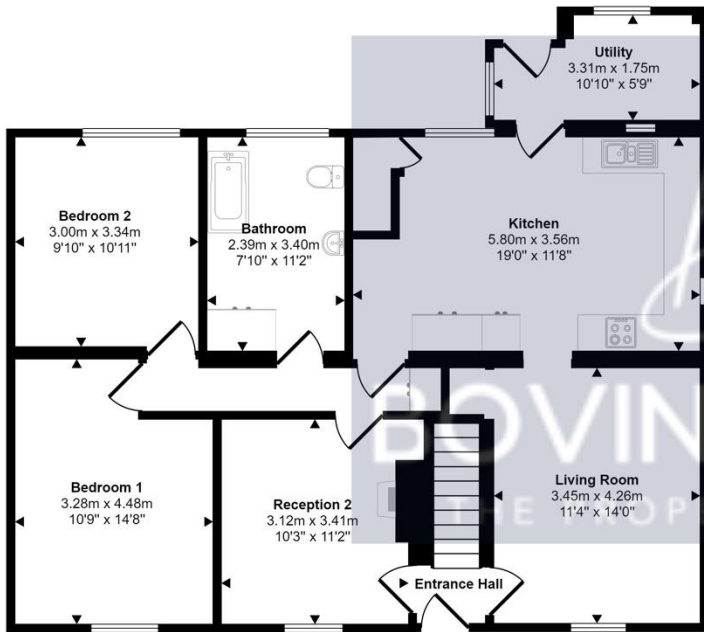
Local Council is East Cambridgeshire District Council  
Council Tax Band is B  
EPC is 40 (E)  
Air Source Heating/ Double Glazing  
Electric, Water and mains Drainage are connected.  
No flood Risk





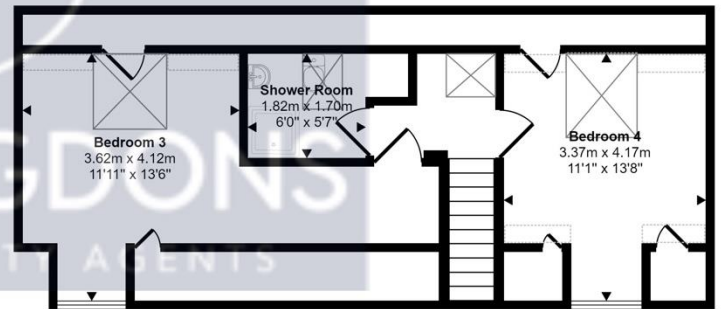
## Floor Plan

Approx Gross Internal Area  
153 sq m / 1644 sq ft



Ground Floor  
Approx 99 sq m / 1061 sq ft

Denotes head height below 1.5m



First Floor  
Approx 54 sq m / 583 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		