



Fair Green
Reach, CB25 0JD
Guide Price £350,000

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A charming home nestling within the heart of this sought after village and enjoying a lovely view to the front overlooking the local green.

Hugely improved and cleverly extended, the property has been updated in recent years and offers a fabulous open plan kitchen/living room/family room with built fold doors to the rear, cloakroom, two bedrooms and a first floor bathroom.

Externally the property offers a delightful fully enclosed rear garden with patio area.

NO CHAIN – VIEWING HIGHLY RECOMMENDED.

EPC G

Council Tax C (East Cambs)

Accommodation Details:

Fully glazed front entrance door through to the:

Kitchen 15'10" x 14'9" (4.83 x 4.50)

Fitted with a range of matching eye and base level storage units and working tops over, inset sink and drainer with mixer tap and breakfast bar with pendant lighting over. Integrated appliances including oven and four-ring electric hob, dishwasher and fridge/freezer. Staircase rising to the first floor with storage cupboard under, with space and plumbing for a washing machine, and window to the front aspect.

Living/Family Room 24'7" x 14'9" (7.50 x 4.50)

Spacious living room with

modern wood burner, laid hard wood flooring, TV connection point, two large bespoke cabinetry cupboards and shelves with retractable desk, two skylights and bi-folding doors out to the rear garden.

WC 6'2" x 4'1" (1.90 x 1.27)

With low level WC and wash basin.

First Floor Landing

With doors leading through to the bedrooms and bathroom.

Bedroom 1 13'1" x 12'0" (3.99m x 3.66m)

Double bedroom with eaves storage, laid wooden flooring, radiator, skylight and window to the rear aspect.

Bedroom 2 12'5" x 8'6" (3.80 x 2.60)

With built in wardrobes, laid wooden flooring, radiator and window to the front aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, P-shaped bath with wall mounted shower, part tiled walls and skylight.

Outside - Rear

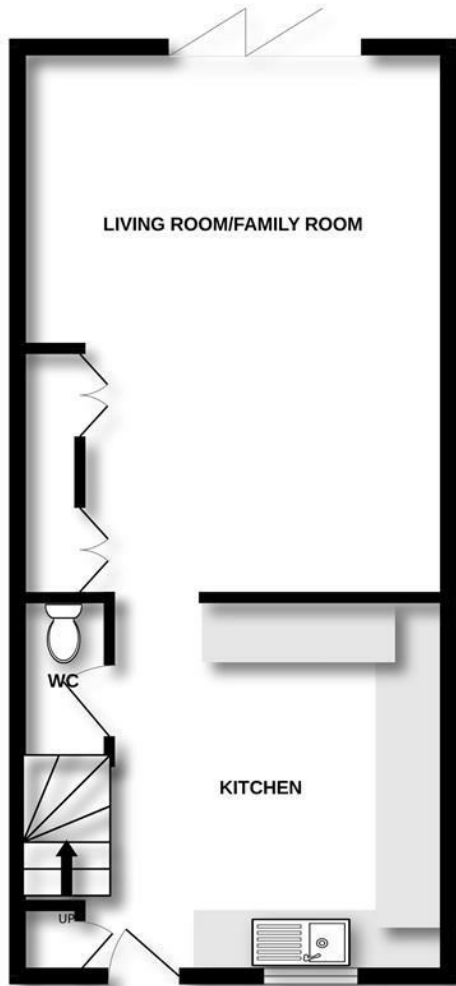
Fully enclosed rear garden with paved patio area with timber storage units. Laid to lawn area with a variety of mature trees and shrubs, rear pedestrian gate.

Outside - Front

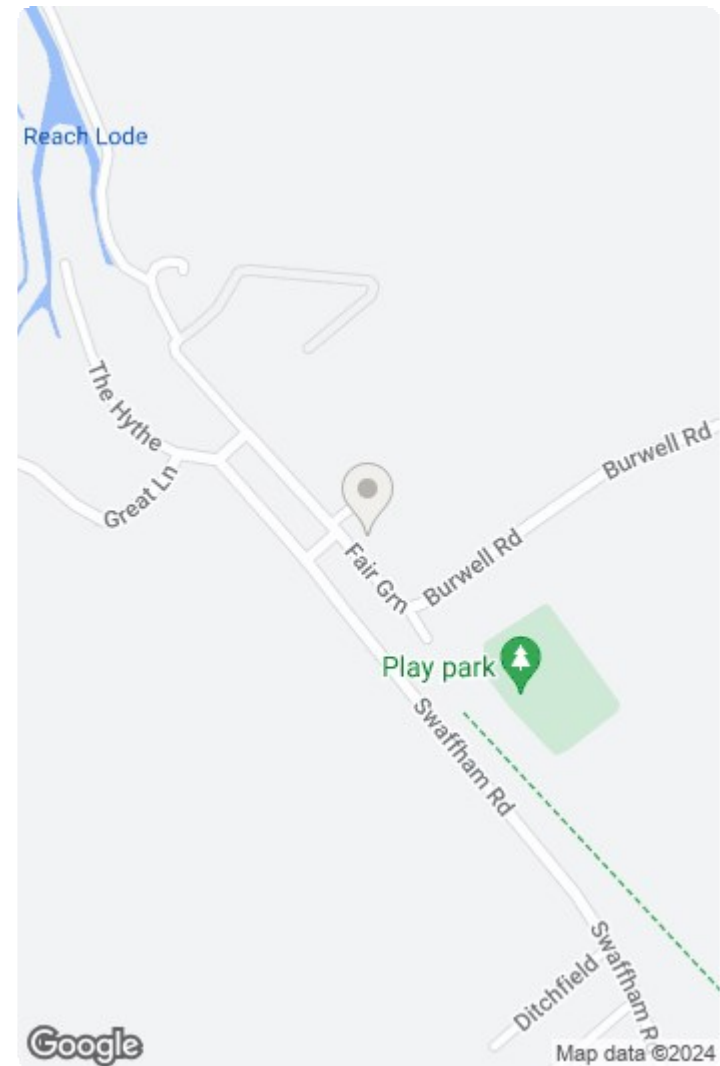
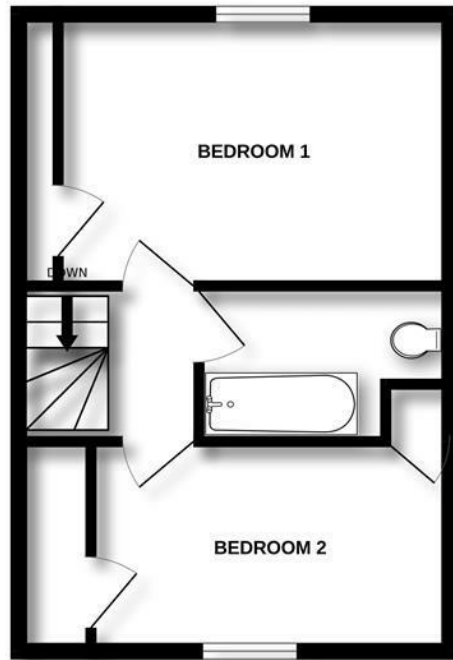
Enclosed by dwarf bricked wall.



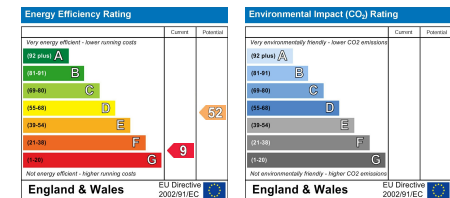
GROUND FLOOR



1ST FLOOR



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