



47 Aldreth Road, Haddenham
Ely

RICHARD
BOOTH
ESTATE AGENTS



£950,000

47 Aldreth Road

Haddenham, Ely

Situated in a secluded, tucked away location with stunning views across surrounding countryside is this substantial detached home with an annex and superb plot of approximately 0.75 of an acre (STS). The main house comprises on the ground floor, entrance hall, cloakroom, utility, spacious dining room leading into a kitchen with sitting area and separate lounge. On the first floor there is the bathroom and four double bedrooms with one having an ensuite and two others having dressing rooms.

A door connects the house into the annex which also has its own independent access. The annex consists of a hallway, modern kitchen/dining room, separate lounge, shower room and two bedrooms with one having an attic room above.

The garden is a particular feature of the property as it offers excellent privacy and superb views across countryside. The garden is mainly lawned together with a large number of mature trees whilst there is a spacious driveway at the front.

Due to the size of the plot there may be scope in the future for further development (subject to obtaining planning consent).



- Detached 4 Bed House With Two Bed Annex
- Delightful, Secluded Location Surrounded By Trees And With Superb Views
- Approx 0.75 Of An Acre plot (STS) In A Peaceful Setting
- House With Substantial Lounge, Kitchen and Dining Room
- Annex With Modern Kitchen/Diner And Separate Lounge
- Freehold/ Council Tax E/ EPC TBC



Entrance Hallway

With timber door and windows to front, stairs to first floor with understairs cupboard, door to side, radiator.

Cloakroom

With low level WC, wash basin, window to side, radiator.

Utility

With windows to front and side aspects, base level storage units, double bowl stainless steel sink and drainer, oil fired central heating boiler, plumbing for washing machine, radiator.

Dining Room

With window to front, storage units, door to annex, radiator. Opening to:

Kitchen/Sitting Room

With a large and recently replaced roof lantern, solid wood wall and base level storage units and drawers with matching worktops, sink unit and drainer, electric double oven, gas hob and extractor hood, dishwasher. Sitting area with large windows and French doors onto garden and giving an attractive view of countryside beyond, radiator.

Lounge

With feature brick fireplace with cast iron wood burner and tiled hearth. patio doors onto garden giving an attractive view of countryside beyond, radiator.



Landing

With Velux window and access to loft.

Bedroom 1

With patio doors onto balcony giving a superb view across the garden of countryside beyond, walk in wardrobe, radiator.

En-suite

With suite comprising bath, shower cubicle, wash basin and low level WC, Velux window, heated towel rail.

Bedroom 2

With window to front, built in wardrobes, radiator.

Bedroom 3

With window to front, fitted low level cupboards, radiator. Arch to:

Dressing Room

With Velux window to front.

Bedroom 4

With window to rear giving an attractive view of surrounding countryside, fitted cupboards and shelves, radiator. Arch to:

Dressing Room

With Velux window to rear.

Bathroom

With low level WC, wash basin, bath, cupboard, Velux window, heated towel rail.



Annex:

Hallway

With storage units with oak top, cloaks cupboard and further cupboard, radiator.

Study/Library

With window to front aspect, fitted bookcases, radiator.

Kitchen/Diner

With modern, high gloss wall and base level storage units and drawers with matching worktops, electric oven, hob and extractor hood, sink and drainer, radiator. Bifold doors and windows onto garden and double doors into:

Lounge

With windows to front and side aspects, radiator.

Bedroom 1

With window to side, radiator.

Bedroom 2

With window to side, door to staircase leading to attic room, radiator.

Attic room

With window to side.

Shower Room

With shower cubicle, wash basin, low level WC, window to rear, heated towel rail.



Garden

The property is accessed along a private drive opening into a large turning and parking area together with a single garage.

The house sits in a superb plot of approx 0.75 of an acre (STS) bordered by mature hedging and trees and giving a superb view down the hill across open countryside. Adjoining the house is an extended patio with the remainder of the garden being lawned together with numerous trees and bushes helping to create a peaceful and attractive setting. (Please note: There is a public footpath which runs through the garden, however, the vendor has created an alternative path which runs around the outside of the plot.)

Agents Note

1- Planning consent has been granted on the land to the north-west of 47 Aldreth Road. The consent allows for the construction of 15 dwellings and more details are available within the planning portal of East Cambs District Council. The reference number is 18/01471/OUM. 2 - Drainage is by means of a Klargester Biotreatment plant which the vendor has emptied and serviced annually. 3 - The annex has previously been used as a business with business use classed as Therapy Rooms and Premises.













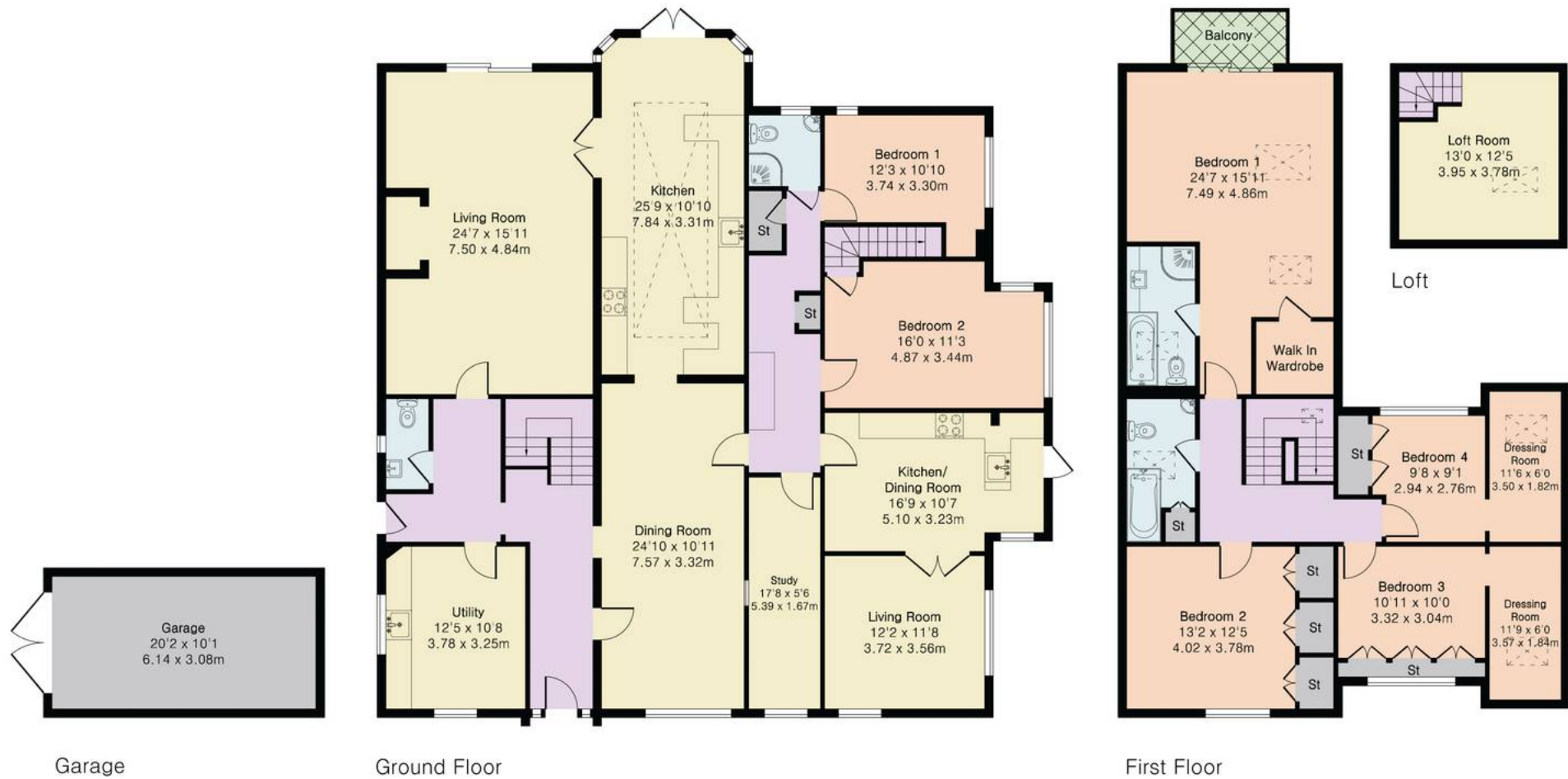
**Approximate Gross Internal Area 3561 sq ft - 331 sq m
(Excluding Garage)**

Ground Floor Area 2271 sq ft – 211 sq m

First Floor Area 1134 sq ft – 105 sq m

Loft Area 156 sq ft – 15 sq m

Garage Area 204 sq ft – 19 sq m





Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

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