



10 Metcalfe Way, Haddenham
Ely

RICHARD
BOOTH
ESTATE AGENTS



£635,000

10 Metcalfe Way

Haddenham, Ely

Situated within a highly regarded small development is this substantial and modernised detached family home. Accommodation comprises entrance hall, refitted cloakroom, lounge, study, stunning refitted kitchen/dining/family room and utility, 5 bedrooms (1 with refitted ensuite) and refitted bathroom.

The property sits within a plot of approximately 0.2 of an acre (STS) with a south facing garden and well maintained heated swimming pool together with a driveway and garaging. There is the added benefit of the use of a shared residents tennis court.

Further benefits include air conditioning units to the bedrooms and UPVC double glazing.

To fully appreciate the extent of the accommodation and garden a viewing is highly recommended.

- Substantial Detached House
- 5 Bedrooms (1 With Refitted Ensuite)
- Superb Refitted Kitchen/Dining/Family Room
- Lounge & Study
- Refitted Bathroom
- South Facing Garden With Well Maintained Swimming Pool
- Driveway & Garaging
- Shared Use Of Residents Tennis Court
- Popular, Small Development
- Freehold/Council Tax G/ EPC B



Entrance Hall

With door to front, stairs to first floor and useful understairs storage area, radiator.

Cloakroom

With double glazed window to front, refitted with low level WC, vanity unit with wash basin, heated towel rail.

Lounge

With double glazed window to front and patio doors to rear, brick fireplace with cast iron woodburning stove, two contemporary vertical radiators.

Kitchen/Dining/Family Room

With double glazed window and bifold doors to rear, refitted with a superb range of wall and base level storage units, drawers and matching worktops, built in side by side electric ovens, warming drawer and dishwasher, sink unit and drainer, island with induction hob and integrated extractor, built in fridge, breakfast bar and storage units beneath, contemporary vertical radiator.

Utility

Refitted with wall and base level storage units and worktops, stainless steel sink unit and drainer, plumbing for washing machine, door and double glazed window to side, radiator.

Study/Playroom

With double glazed window to front, radiator.



Landing

With double glazed window to front, built in storage cupboards, radiator.

Bedroom 1

With double glazed window to rear giving an attractive view of distant countryside, access to loft, door to balcony which is enclosed by glazed panels, air conditioning unit, radiator.

En-suite

Refitted with suite comprising twin side by side wall hung wash basins with drawers beneath, low level WC, double size shower cubicle, double glazed window to side, heated towel rail.

Bedroom 2

With double glazed window to rear giving an attractive view of the garden and distant countryside, built in wardrobes, air conditioning unit, radiator.

Bedroom 3

With double glazed window to front, built in cupboard, air conditioning unit, radiator.

Bedroom 4

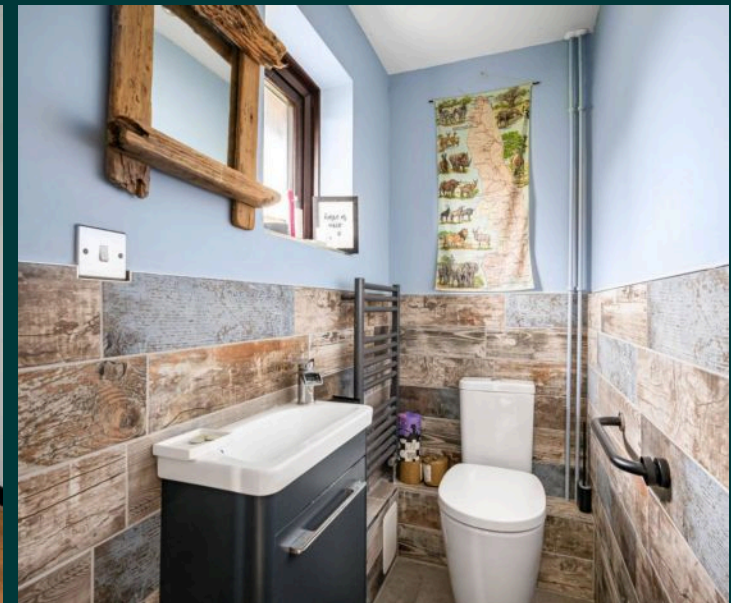
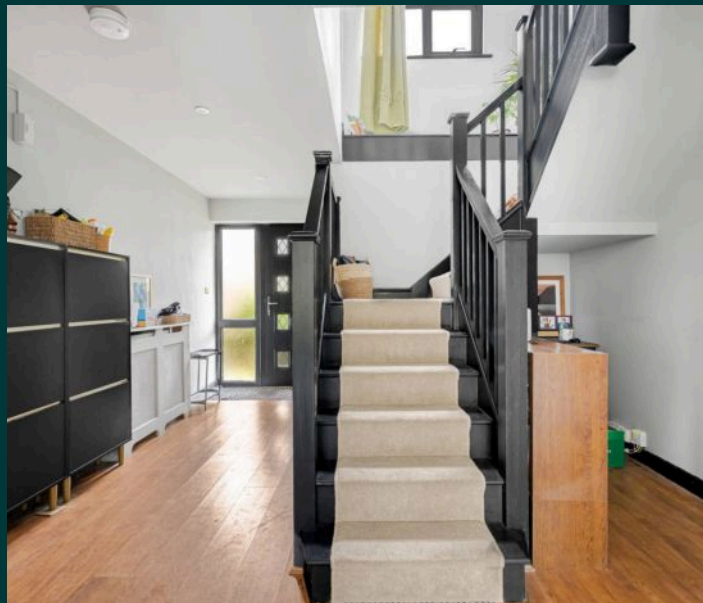
With double glazed window to front, air conditioning unit, radiator.

Bedroom 5

With double glazed window to rear giving an attractive view of the garden and distant countryside, air conditioning unit, radiator.

Bathroom

Refitted with suite comprising bath with rain head shower above, vanity unit with wash basin and storage, built in WC, double glazed window to front, heated towel rail.



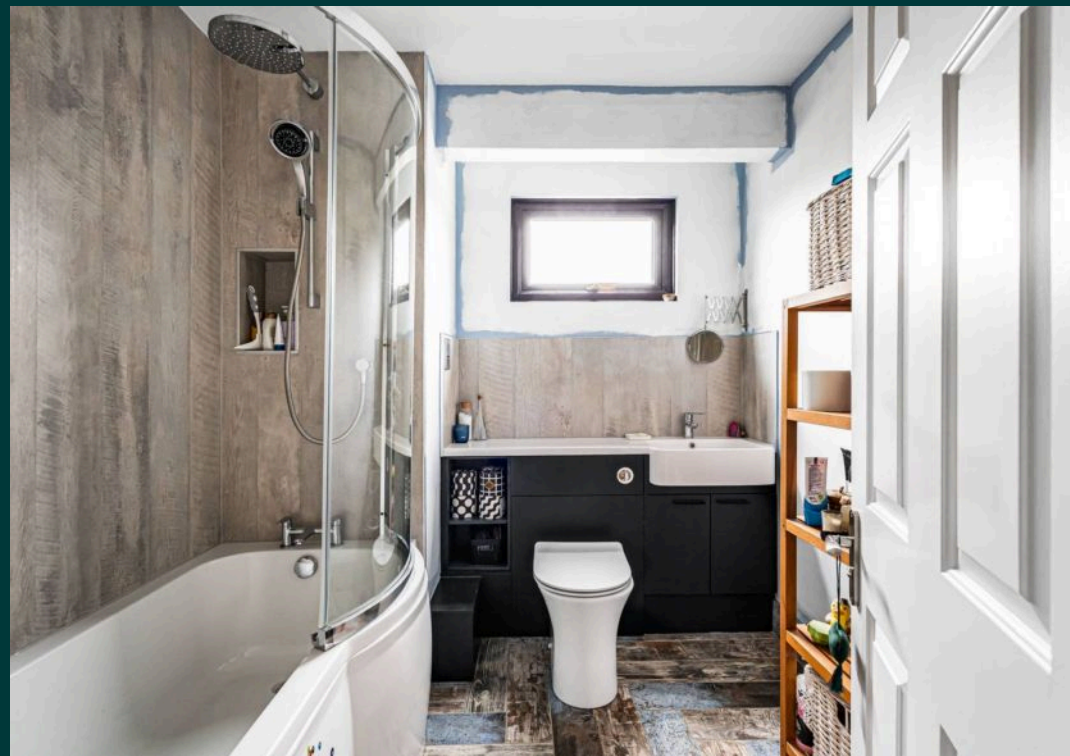
Outside

Running alongside the house is a spacious driveway leading to a double garage. Part of the garage has been converted to create the pool room which also houses a sauna. There is also an EV charging point.

Gated access leads from the driveway to a south facing rear garden which consists of a well maintained and extended terrace which leads onto the lawn which has a mature willow tree. Within the rear garden is a heated and floodlight swimming pool which can be filled to a depth of 1.8 metres. The pool has a safety cover, is fenced for security and is surrounded by porcelain paving.









**Approximate Gross Internal Area 1764 sq ft - 164 sq m
(Excluding Garage)**

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 817 sq ft – 76 sq m

Garage Area 316 sq ft – 29 sq m





Richard Booth Estate Agents

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01353 521267

info@richardbooth.org

richardbooth.org

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