



Chapel Street, Stretham, Ely, Cambridgeshire CB6 3JG

www.pocock.co.uk



Chapel Street, Stretham, Ely, Cambridgeshire CB6 3JG

An impressive detached three bedroom character family house which has been greatly improved by the current owners with two reception rooms, three bedrooms, two bath/shower rooms, bespoke fitted kitchen and secluded rear garden.

- Detached Family House
- Two Reception Rooms
- Bespoke Fitted Kitchen with Appliances
- Three Bedrooms
- Shower Room & Family Bathroom
- Oil Fired Heating & Double Glazing
- Enclosed Secluded Rear Garden
- Potential to Extend (Subject to Planning)
- No Upward Chain

Guide Price: £399,950



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE HALL with entrance door to front, tiled floor, staircase to first floor with storage cupboard under, open access to:-

INNER HALL with door to rear garden, tiled floor and access to utility room.

LOUNGE 13'7" x 11'8" (4.15 m x 3.55 m) with window to front aspect, exposed timber floor and open fireplace.

DINING ROOM 11'6" x 6'7" (3.50 m x 2.00 m) with French doors opening to the rear garden, tiled floor, and shelved recess.

KITCHEN/BREAKFAST ROOM 17'5" x 13'11" (5.31 m x 4.23 m) Fitted with an impressive high specification bespoke kitchen with range of high gloss fronted, soft closing wall and base units and drawers, inset 'Franke' 1 & 1/2 bowl sink unit and 'Maia Iceberg' worksurfaces. Island unit and integrated appliances comprising 'Bosch' fridge/freezer and dishwasher, 'Siemens' microwave, induction hob and pyrolytic self-cleaning oven. Tiled flooring and window to front aspect.

UTILITY ROOM 7'10" x 6'8" (2.39 m x 2.03 m) with cupboard housing the oil fired boiler, worksurface, space for washing machine and tumble dryer and door to: -

GROUND FLOOR SHOWER ROOM Fitted with a double width shower cubicle with combined waterfall and body jet high pressure shower unit, close coupled WC and vanity unit with inset wash basin.

FIRST FLOOR LANDING with doors to bedrooms one and two and steps leading down to rear landing with doors to bedroom three and bathroom.

BEDROOM ONE 13'5" x 12'8" (4.08 m x 3.85 m) Fitted with a range wardrobes to one wall and door to large storage cupboard providing excellent potential for an en-suite shower room. Window to front aspect.

BEDROOM TWO 12'6" x 11'7" (3.80 m x 3.52 m) with window to front aspect, range of built-in wardrobes to one wall.

BEDROOM THREE 11'10" x 6'8" (3.61 m x 2.03 m) with window to rear aspect.

FAMILY BATHROOM Fitted with a double width jacuzzi bath, low level WC, vanity unit with inset wash hand basin, heated towel rail and airing cupboard with hot water cylinder.

EXTERIOR There are low level brick walls and shrub beds to front and gated access to a side passageway leading to the rear garden which is a particular feature of the property. Fully enclosed by walling and fencing and well screened by a variety of established trees, the rear garden provides a high level of privacy and seclusion. Areas of lawn are interspersed with a variety of flowers and shrubs creating a wonderful array of colour. There is also a decked terrace and garden shed.

Tenure The property is Freehold

Council Tax Band D **EPC** E (44/80)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7322





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.