



**Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD**

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## Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD

A superbly presented four-bedroom detached family home set in a popular village location, within walking distance of local amenities and schools. Offering three spacious reception rooms + conservatory, an updated kitchen, modern bathroom suites, en-suite, and cloakroom. The property enjoys a peaceful rear aspect backing onto open farmland, providing attractive views and a private setting.

- Detached Family Home
- Four Bedrooms (One with En-Suite)
- Three Spacious Reception Rooms
- Conservatory
- Updated Kitchen
- Breakfast Room & Dining Room
- Modern Bathroom
- Extensive Driveway Parking
- Backing Onto Farmland To Rear

**Guide Price: £595,000**





**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, general store and a Chinese take away/fish and chip shop. Other facilities include a doctors surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

#### **ENTRANCE HALL**

#### **DOWNSTAIRS CLOAKROOM**

**LIVING ROOM** 18'3" x 15'0" (5.55 m x 4.56 m)

**CONSERVATORY** 12'7" x 9'7" (3.83 m x 2.91 m)

**BREAKFAST ROOM** 15'6" x 8'11" (4.73 m x 2.73 m)

**KITCHEN** 15'7" x 8'7" (4.74 m x 2.61 m)

**UTILITY ROOM** 11'1" x 7'0" (3.37 m x 2.13 m)

**DINING ROOM** 13'5" x 11'0" (4.08 m x 3.36 m)



#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 15'7" x 11'10" (4.74 m x 3.60 m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO** 13'2" x 9'8" (4.01 m x 2.95 m)

**BEDROOM THREE** 10'2" x 8'2" (3.09 m x 2.48 m)

**BEDROOM FOUR** 8'10" x 8'6" (2.68 m x 2.59 m)

#### **FAMILY BATHROOM**

**EXTERIOR** To the front of the property there is an extensive gravelled driveway providing vehicular parking. There is a lawned garden area with mature shrubs and hedging. Side access leads to the rear of the property where there is a garden which is predominantly lawned with a good selection of shrubs, plants and flower beds. The garden also offers a designated area for allotments. The property backs onto farmland and then to Fairchild's Meadow offering dog walking/recreational walks.



**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** D (59/75)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7371



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.

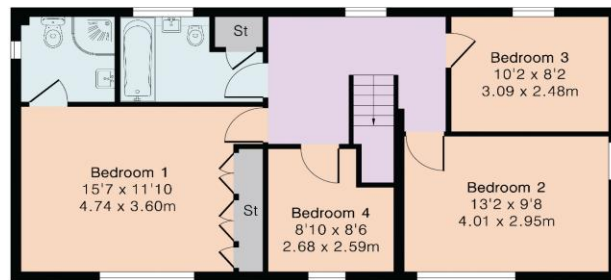




**Approximate Gross Internal Area 1739 sq ft - 162 sq m**

Ground Floor Area 1051 sq ft – 98 sq m

First Floor Area 688 sq ft – 64 sq m



First Floor



Ground Floor

