



**Ditchfield, Reach CB25 0JA**

**Guide Price £340,000**

## Ditchfield, Reach CB25 0JA

An established semi-detached family home standing within this highly regarded and sought after village and enjoying lovely views to rear.

Rather deceptive and offering generous size rooms throughout, the property offers entrance hall, living room, kitchen/dining room, three bedroom and bathroom.

Externally the property offers extensive gardens.

No chain

### Entrance Hall

Half glazed front door. Doors leading to kitchen/dining room and living room. Stairs to first floor landing.

### Kitchen/Dining Room 20'9" x 8'8" (6.35m x 2.66m)

Generous kitchen/dining room with sliding glazed doors leading to rear garden. Kitchen: A range of eye and base level cupboards with work top over. Stainless steel sink and drainer. Window overlooking rear garden. Space and connection for freestanding electric oven. Extractor over. Tiled throughout working areas. Electric storage heater. Door leading to entrance hall. Sliding partition to living room.

### Living Room 14'8" x 14'1" (4.48m x 4.30m)

Spacious living room with bay window overlooking front aspect. Door to entrance hall. Opening with sliding partition to kitchen/dining room. Electric storage heater.

### Landing

Doors to all bedrooms and bathroom. Window overlooking side aspect. Stairs to ground floor

### Bedroom 1 14'8" x 14'1" (4.48m x 4.30m)

Spacious double room with window overlooking front aspect. Door leading to landing.

### Bedroom 2 13'8" x 9'1" (4.19m x 2.78m)

Generous double room with built-in wardrobes. Window overlooking rear aspect. Door leading to landing.

### Bedroom 3 9'7" x 8'11" (2.93m x 2.72m)

Double room with window overlooking front aspect. Built-in cupboard. Door leading to landing.

### Bathroom

White suite comprising W.C., wall mounted hand basin and large walk-in shower with sliding glass doors. Tiled throughout wet areas. Vinyl flooring. Obscured window.

### Outside - Front

Hard standing driveway, providing ample off street parking, leading to garage. Hard standing pathway leading to side access gate. Lawned area with mature shrubs and brick half height wall to boundary.

### Outside - Rear

Large garden mainly laid to lawn with some mature shrubs and hard standing pathway. Patio area to rear of house. Brick built outbuilding.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached

Property Construction – Non-Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 82 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 930Mbps upload, 930Mbps download

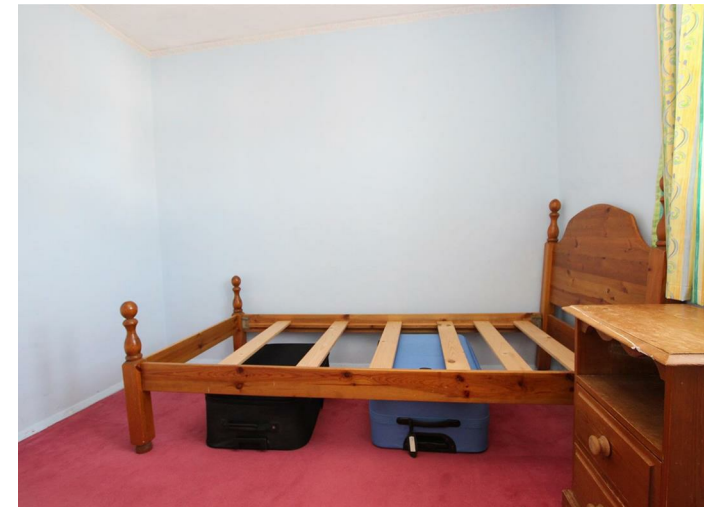
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of

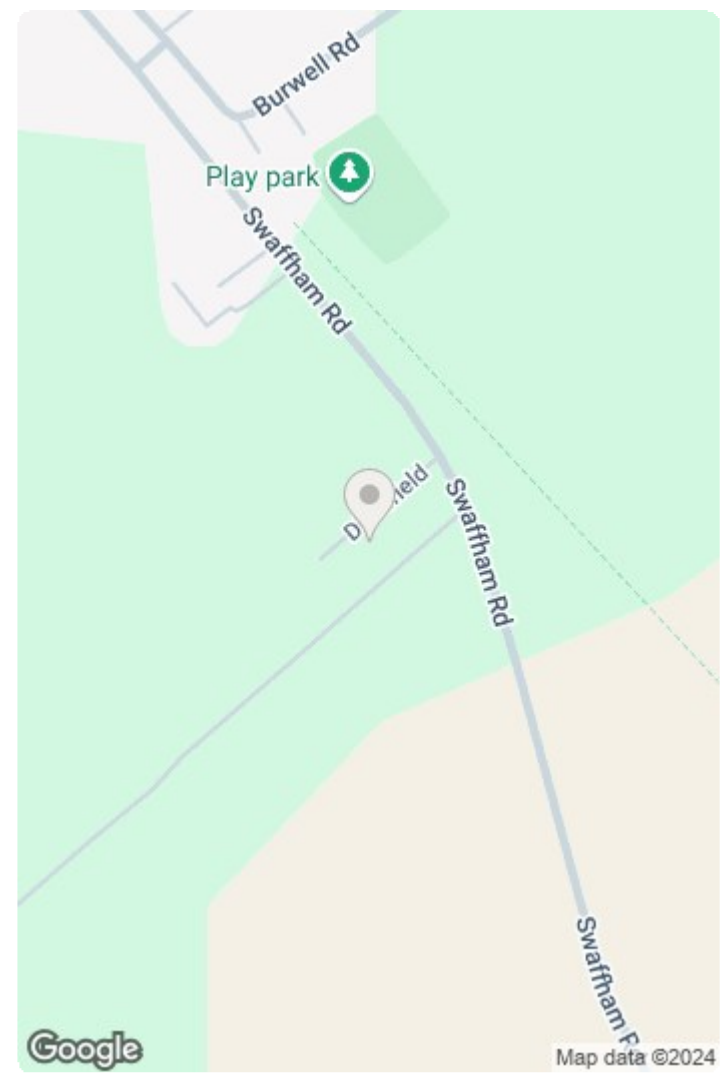
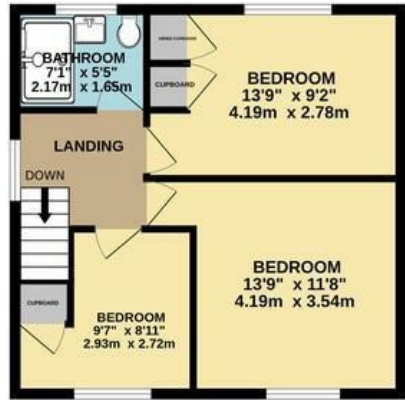
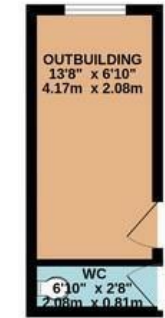
Location - What 3 Words -

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GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	100		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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