



52 North Street, Wicken, CB7 5XW

CHEFFINS

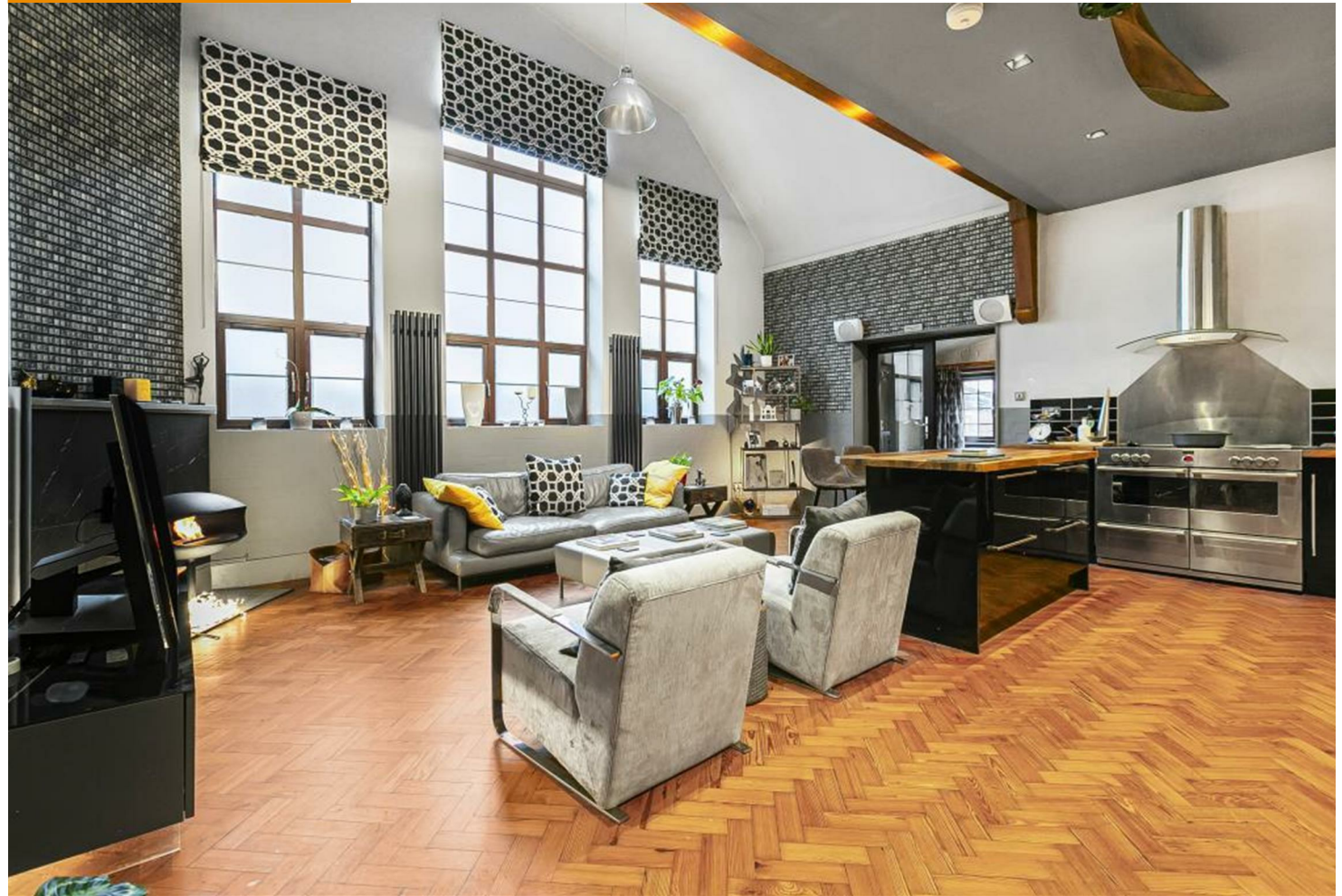
52 North Street

Wicken,
CB7 5XW

- Converted Former School House
- Character Features Combined with Contemporary Design
- 2 Double Bedrooms
- Open Plan Kitchen / Living Room
- Dining / Garden Room & Mezzanine Study
- Generous Enclosed Rear Garden
- 2 Parking Spaces
- Popular Village

A converted former school house which has been updated and improved by the current owners to boast a wealth of character features, stylishly combined with contemporary design. Accommodation includes kitchen, lounge, mezzanine study, dining/garden room, 2 double bedrooms and superb refitted family bathroom. The property is situated within walking distance of the National Trust Wicken Fen is being conveniently situated for access to Ely, Cambridge and main railway line at Ely to London Kings Cross. A viewing is highly recommended to be fully appreciated.

2 2 2



Guide Price £455,000



LOCATION

Wicken is situated on the A1123 and is about 17 miles from Cambridge, 9 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to Wicken Fen nature reserve providing country walks and bird spotting opportunities. There is a church and on the village green is the Maids Head pub.

ENTRANCE HALL

With door to front aspect, wooden flooring, stairs to first floor with low level lighting, bespoke fitted under stairs storage cupboards, airing cupboard housing hot water tank, vertical radiator, part tiled walls.

BEDROOM 2

With double glazed window to front aspect, electric radiator.

ENSUITE WC

With low level WC, wash hand basin.

BATHROOM

Fully tiled floors and walls with bespoke fitted suite comprising corner bath with shower attachment, inset shelving, double size walk-in shower cubicle with drench size shower head and shower attachment, low level WC, vanity inset wash basin with floating shelving below, feature curved double glazed window to side aspect, part exposed brickwork, velux window to rear allowing natural light.

OPEN PLAN LIVING ACCOMMODATION

KITCHEN AREA with single stainless steel sink unit with extendable mixer taps, fitted with a range of matching units including base units and drawers, space for electric Rangemaster style

cooker with stainless steel splash back and extractor hood above, space for free standing American style fridge/freezer and surrounding cupboards, central island with cupboards and drawers beneath and breakfast bar.

LIVING ROOM AREA with feature vaulted ceiling, original parquet flooring throughout, 3 double glazed tall windows to side aspect, 2 vertical radiators, electric radiator, feature gas fireplace.

DINING / GARDEN ROOM

With feature exposed brickwork, timber beams, 2 double glazed windows to rear aspect, 2 velux, 2 electric radiators, door leading to rear garden.

FIRST FLOOR GALLERIED SITTING AREA

Overlooking the ground floor with glass balustrading, double glazed velux window to rear aspect.

BEDROOM 1

With 3 individual wardrobes, double glazed window to front aspect, radiator.

ENSUITE

With suite comprising shower, low level WC, pedestal hand basin, lighted mirror.

OUTSIDE

To the front of the property you will find 2 parking spaces. To the rear there is a generous fully enclosed garden with patio area hardstanding extending to lawn housing a timber summerhouse and shed.

AGENTS NOTE

We understand pedestrian access is available via 54 North Street via gated access.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

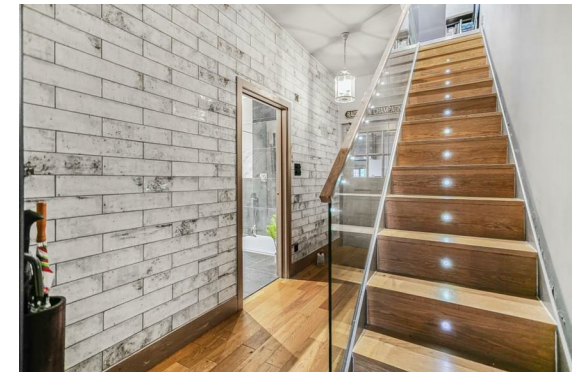
Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - D


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





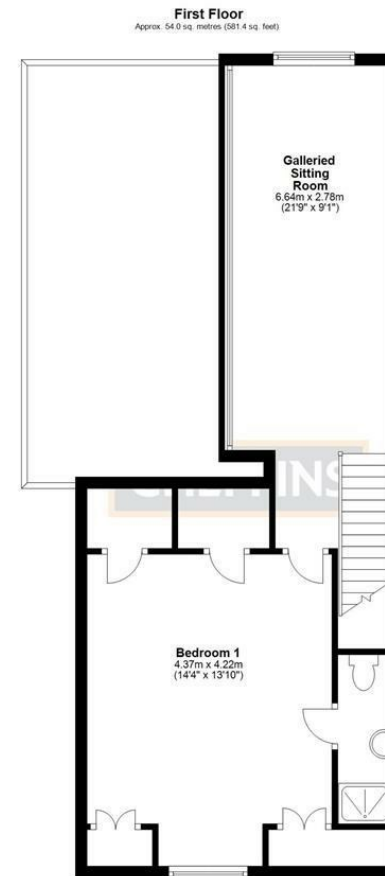
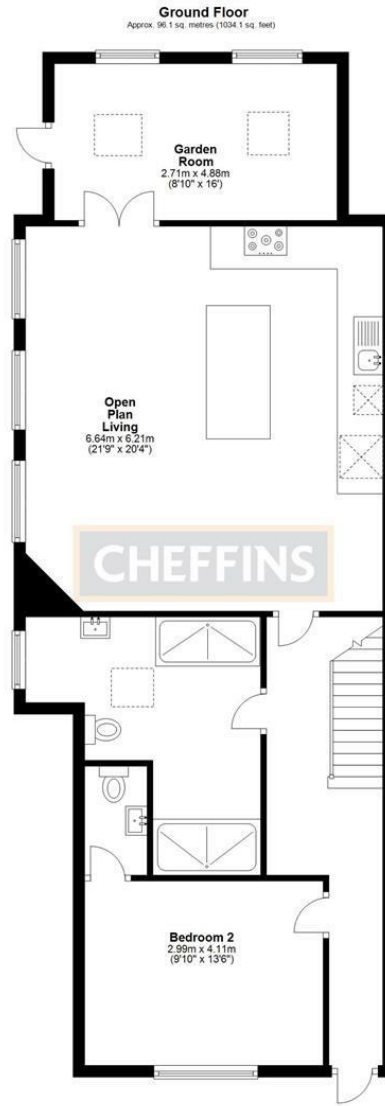


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Guide Price £455,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs
 District Council





Total area: approx. 150.1 sq. metres (1615.6 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.