

CHEFFINS



## **4 Blackberry Way**

Stretham, CB6 3NY



The Harlock offers a spacious floor plan where you can enjoy a generously sized living and dining room complete with vaulted ceilings and a stunning open plan kitchen, with a showpiece island and skylight and access through to the utility room that has direct garden access. This luxury property has three generous bedrooms, two of which have floor-to-ceiling windows that flood the space with light. The principal bedroom also has a vaulted ceiling and is complete with its own en-suite. This high specification bungalow also includes under-floor heating.



## Guide Price £465,000



## **CHEFFINS**















### **LOCATION**

Stretham combines the peacefulness and picturesque scenery of the countryside with easy connectivity to Ely and Cambridge. This Cambridgeshire village offers a strong sense of community and is home to a primary school, a pub, a post office and a petrol station. Stretham's idyllic rural location means that you can enjoy peaceful walks around its many fields, or alongside the Great Ouse River that runs along the village's eastern border. It is also the perfect location for keeping the whole family entertained with great days out at The Old Engine, The Animal Experience, and all the celebrations and activities of Stretham's yearly Feast that takes place in May and has done since 1987. Stretham is a quaint village and one that invites you to stay.

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#### THE DEVELOPMENT

The variety of homes in the rural area gives the development a fitting sense of character and care. Phase Four of the Manor Farm development includes types of plants and trees planted on 15 private homes ranging from the property. As a result, each project is bungalows to detached properties with designed to enhance and reflect the either two, three, or four bedrooms and character of the location.

Stretham combines the peacefulness something to suit different tastes and household sizes.

high-quality, stylish and functional sense of community and is home to a homes at the edge of a community- to the designing, building, sales, and primary school, a pub, a post office and focused village. Stretham is located aftercare. Meaning you can rest next to the A10, which offers easy assured knowing we create Computer access to Ely and Cambridge, and has generated image. high-quality good bus links to both cities, making Manor Farm an ideal location for commuters.

#### **LARAGH HOMES**

The word 'Laragh' derives from the Annual ground rent amount - n/a Gaelic wording meaning 'a place of 'Laragh Homes strives to build homes £490 per annum (to be confirmed) Homes, we build properties with their annually surroundings and communities in mind. Council tax band - not yet assessed We always aim to embrace new designs and adapt to build successful and sustainable properties. However, a property shouldn't just be cut from a mould, we want every home we develop to feel special. With each project, we consider the materials we use and the finite details such as the

plenty of green space, offering The experienced team can tailor each project to meet the individual requirements and complement the surrounding area. We guide the entire Ely and Cambridge. This The Manor Farm development features development process from the acquisition and planning right through properties that are built to last.

#### **MATERIAL INFORMATION**

Tenure - Freehold Length of lease - n/a Ground rent review period - n/a special significance to a person. Estate charge amount - approximately that provide exactly that. At Laragh Estate charge renewal period -

#### **AGENTS NOTE**

The internal images contained within these particulars are of the show home on site and are intended for use as guidance only as to the finished specification.

#### CONTACT

contact Please manorfarm@cheffins.co.uk to register your interest.



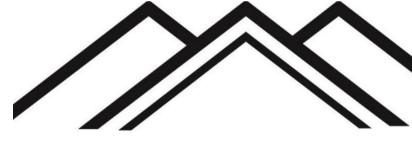












# LARAGH

HOMES -

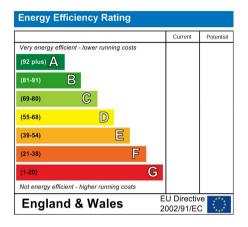
MANOR FARM

3 T R E T H A M



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Guide Price £465,000 Tenure - Freehold Council Tax Band -Local Authority -

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**GROUND FLOOR** 

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