



Hillrow, Haddenham, CB6 3TJ

CHEFFINS

Hillrow

Haddenham,
CB6 3TJ

- Contemporary Brand New Detached
- Stylishly Finished Throughout
- 4 Double Bedrooms (2 Ensuite)
- Study & Lounge
- Superb Open Plan Kitchen/Dining/Family Room & Utility
- Extensive Driveway, Garage & Gardens
- Under Floor Heating to Ground Floor
- Freehold. Council Tax Band Not Yet Assessed

A beautifully finished and contemporary detached dwelling comprising on the ground floor, entrance hall, cloakroom, study, lounge and superb kitchen/dining/family room with integrated appliances and utility. On the first floor there are 4 double bedrooms (2 with ensembles) and the family bathroom. Outside there is an extensive driveway, garage and a wrap-around garden.

The property has been stylishly finished with a high level of care and attention to detail with under floor heating to the ground floor, together with large windows and vaulted ceilings on the first floor giving the home a light and airy feel.

To be fully appreciated a viewing is highly recommended.

 4  2  2

Guide Price £695,000





LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and

ENTRANCE HALL

With porcelain tiled floor with under floor heating, open tread staircase with oak handrail and glazed balustrade, door to front aspect.

CLOAKROOM

With low level WC, wall mounted wash basin, porcelain tiled floor with under floor heating.

STUDY

With double glazed window to front aspect, telephone point, under floor heating.

KITCHEN / DINING / FAMILY ROOM

A superb open plan room comprising:

Kitchen area with a range of coloured wall and base level storage units, drawers and matching work surfaces with undermounted sink, appliances including Neff electric oven and combination oven, dishwasher, fridge and freezer, pull-out larder unit and wine fridge. There is an island consisting of base level storage units, drawers and matching worktop with breakfast bar, induction hob with built-in extractor fan, porcelain tiled floor with under floor heating, double glazed window to rear aspect.

Dining/Family Area with double glazed bi-fold doors to rear garden, porcelain tiled floor with under floor heating.

UTILITY

With door to garage, base level storage units and work surfaces, plumbing for washing machine, space for tumble drier, porcelain tiled floor with under floor heating.

LOUNGE

With large double glazed window to front aspect and 2 large windows to side aspect, under floor heating.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder, radiator.

BEDROOM 1

With large picture window to front aspect and an attractive view, wall lights, mezzanine storage area with light, vaulted ceiling, radiator.

ENSUITE

With sliding door with large walk-in shower, wall mounted vanity unit with mirror above with light, WC, heated towel rail.

BEDROOM 2

With bi-fold doors to rear aspect leading onto a glazed Juliet balcony, wall lights, radiator.

ENSUITE

With sliding door with large walk-in shower, wall mounted vanity unit with mirror above with light, WC, heated towel rail, vaulted ceiling, double glazed window to side aspect.

BEDROOM 3

With 2 double glazed windows to front aspect with an attractive view, wall lights, radiator.

BEDROOM 4

With double glazed window to rear aspect, wall lights, vaulted ceiling, radiator.

BATHROOM

With freestanding bath and tap, wall mounted vanity unit with wash basin and mirror with light, low level WC, double glazed window to side aspect, heated towel rail.

OUTSIDE

To the front of the property there is an extensive block paved driveway providing ample off street parking and leading to a garage with electric roller shutter door, personnel door and power and light connected. The property has a wrap-around garden with an extended area of paved patio.

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 - Not yet assessed

AGENTS NOTES

The property is of traditional brick and block construction with cedar wood cladding and has mains water, electricity and drainage connected. Heating is via an air source heat pump.

Flood risk for this postcode is classified as 'very low'- Information obtained from gov.uk website

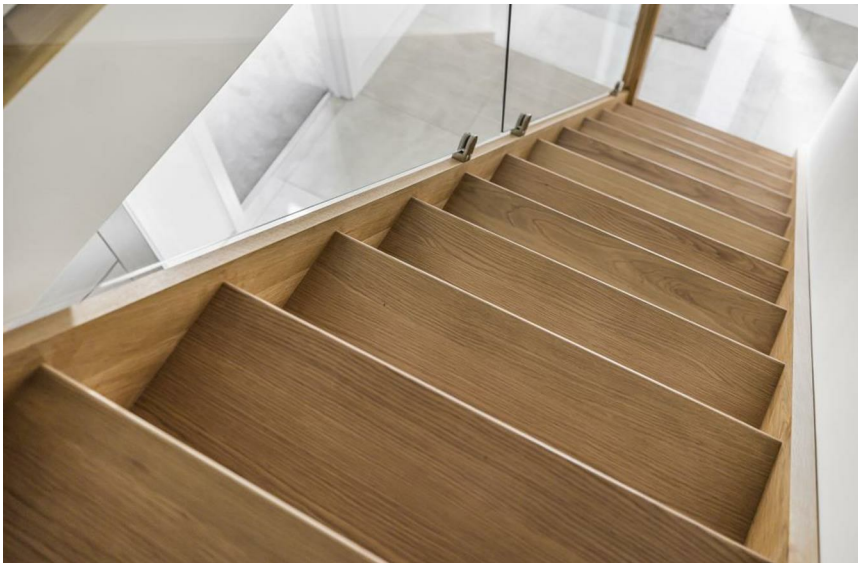
Mobile phone coverage for this postcode is indicated to be 'Good' - Information obtained from ofcom.org.uk


The property will have a telephone point installed, it will then be the responsibility of the purchaser to source and connect broadband to their requirements.

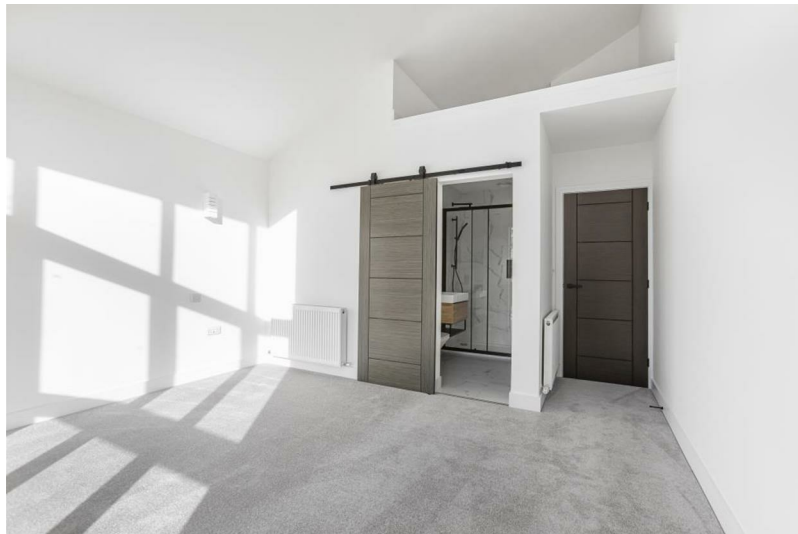
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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



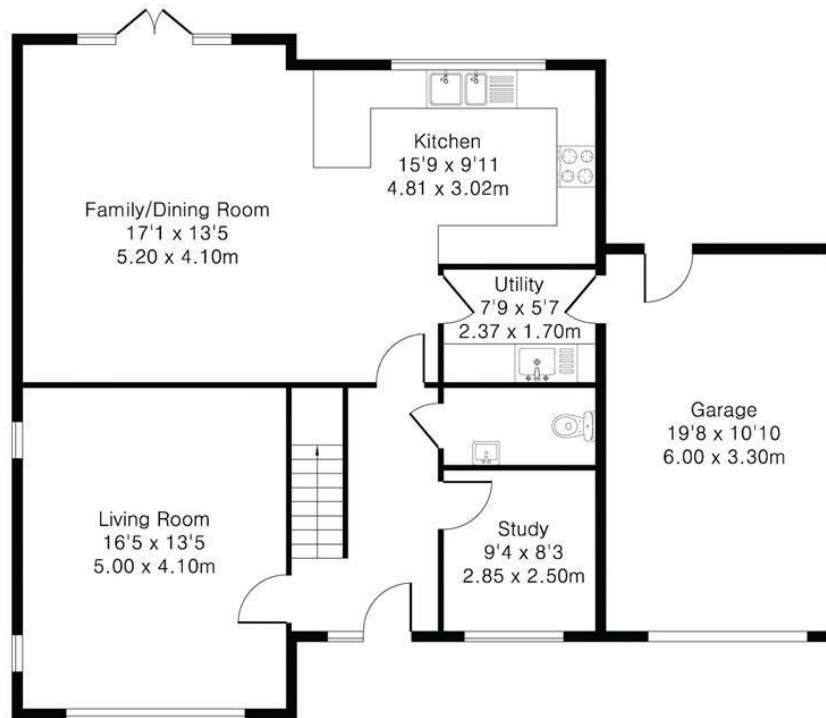
Guide Price £695,000
 Council Tax Band - New Build
 Local Authority - East Cambs District
 Council



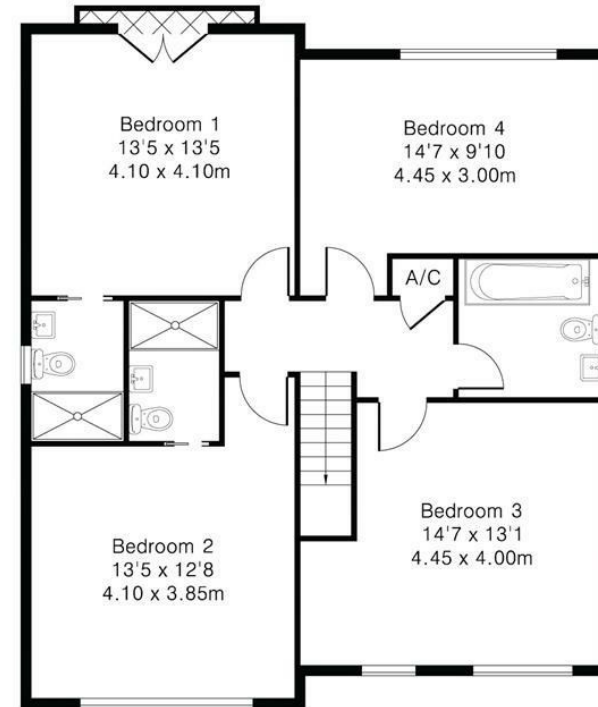




Approximate Gross Internal Area 1852 sq ft – 171 sq m
Ground Floor Area 908 sq ft – 84 sq m
First Floor Area 944 sq ft – 87 sq m
Garage Area 219 sq ft – 20 sq m



Ground Floor



First Floor

