



Petersfield, Stretham, CB6 3GH





## Petersfield

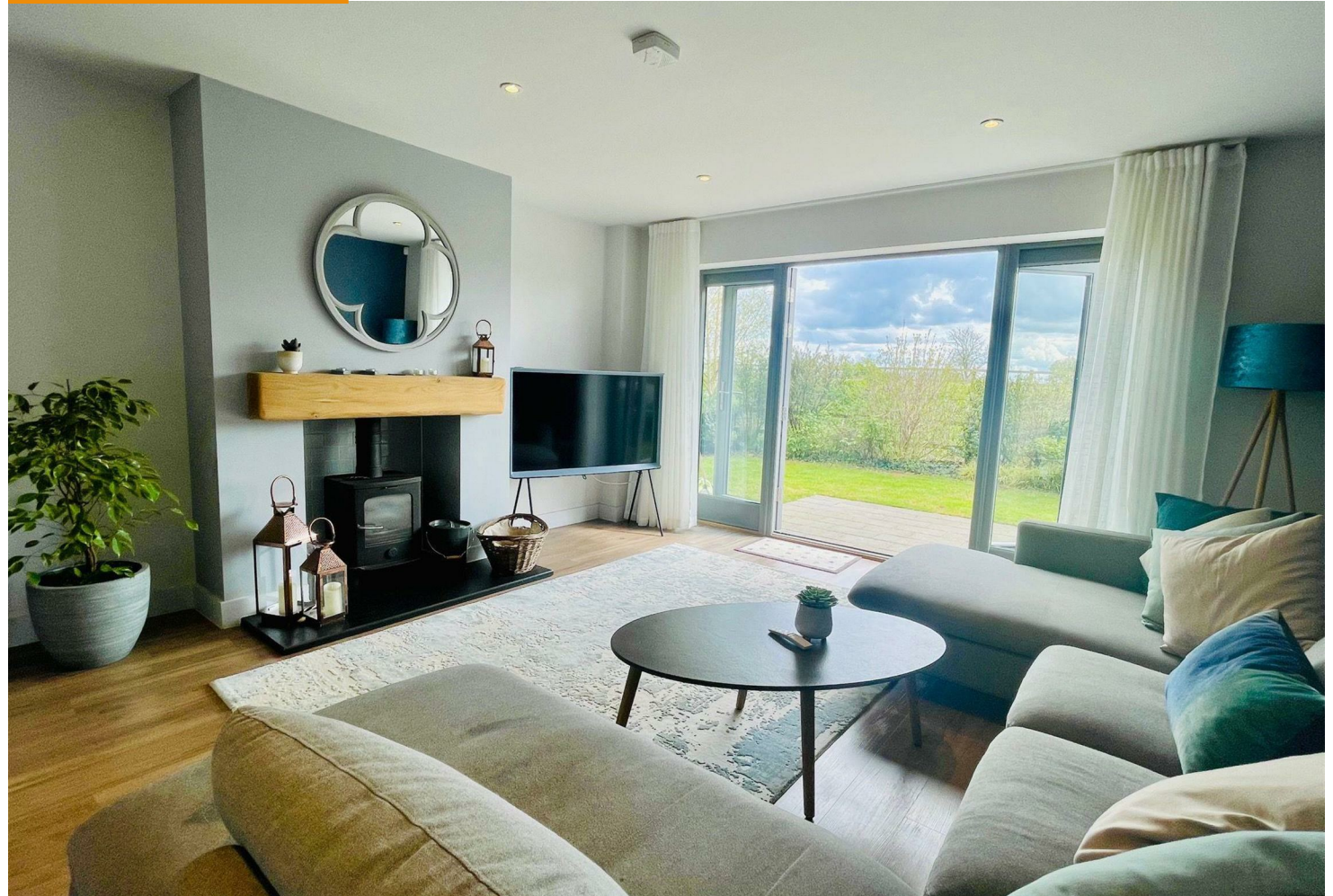
Stretham,  
CB6 3GH

4 3 1

Guide Price £535,000

- Well Presented Former Show Home
- Finished to a High Specification
- 4 Bedrooms (1 Ensuite)
- Superb Kitchen/Dining/Family Room
- Spacious Lounge
- Attractive Views to Rear
- Driveway, Garage & Gardens
- Air Source Heating
- Freehold / Council Tax Band E / EPC Rating B

A well presented former show home finished to a high specification and with attractive views to the rear across open countryside. Accommodation comprises on the ground floor, entrance hall, cloakroom, superb and spacious kitchen/dining/family room, utility and lounge. On the first floor there are 4 bedrooms (master with ensuite) and family bathroom. There are front and rear gardens, driveway and garage. The property has the benefit of Air Source heating with under floor heating to the ground floor and to be fully appreciated a viewing is highly recommended.







## LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

**ENTRANCE HALL**

With door to front aspect, stairs to first floor, cupboard, Karndean flooring with under floor heating.

**CLOAKROOM**

With built-in WC and wash basin with storage cupboards, heated towel rail, Karndean flooring with under floor heating.

**KITCHEN / DINING / FAMILY ROOM**

With 2 double glazed windows to front aspect and patio doors and glazed screens to rear giving an attractive view across the garden and countryside beyond. Fitted with a range of contemporary wall and base level storage units and drawers, island unit with Quartz worktop and undermounted sink with storage units beneath, fitted appliances including electric oven, induction hob, extractor hood, fridge, freezer and dishwasher, Karndean flooring with under floor heating.

**UTILITY**

With door to rear garden, plumbing for washing machine, cloaks storage area, base level storage area and worktop, under stairs storage cupboard, stainless steel sink unit and drainer, Karndean flooring with under floor heating.

**LOUNGE**

With 2 double glazed windows to front aspect and French doors to rear giving an attractive view of the garden and countryside beyond, fireplace with log burner and oak beam, French doors to rear garden with attractive view of countryside beyond.

**FIRST FLOOR LANDING**

With 3 double glazed windows to rear aspect giving far reaching views across surrounding countryside, radiator.

**BEDROOM 1**

With a range of fitted wardrobes with mirrored doors, double glazed windows to front and side aspects, radiator.

**ENSUITE**

With built-in WC and wash basin with storage cupboards beneath, walk-in shower, double glazed window to side aspect, under floor heating.

**BEDROOM 2**

With double glazed window to front aspect, fitted wardrobes, radiator.

**BEDROOM 3**

With double glazed window to front aspect, radiator.

**BEDROOM 4**

With double glazed window to front aspect, access to loft, radiator.

**BATHROOM**

With suite comprising built-in WC and wash basin with storage units beneath, panelled bath with shower above, double glazed window to rear aspect, heated towel rail.

**OUTSIDE**

To the front of the property there is a lawned garden and to the side there is a driveway providing off street parking and leading to the garage. The garage has flooring laid and a stainless steel sink unit and drainer with storage units and worktops so could be used as a work space or hobbies room. A personnel door leads into the rear garden which has an extended area of paved patio, a lawn and established borders with an attractive open view across surrounding countryside. There is also outdoor electric sockets and tap, together with a car charging point and pedestrian access leading back to the front of the

property.

There is a ditch to the right hand side of the house which is included within the ownership of the property.

**AGENT NOTES**

Tenure - freehold

Annual Service Charge - £212

Service Charge Review Period - tbc

Council Tax Band - E

Property Type - detached house

Property Construction - rendered elevations under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1540 taken from the floor plan

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - Air Source heat pump with under floor heating to the ground floor and radiators to first floor

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk standard and superfast broadband are available with standard having a highest available download speed of 18Mbps and superfast having a highest available download speed of 58Mbps


Mobile Signal/Coverage - according to Ofcom.org.uk mobile phone coverage is indicated to be good for 3 out of the 4 main providers checked

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





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



Guide Price £535,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council

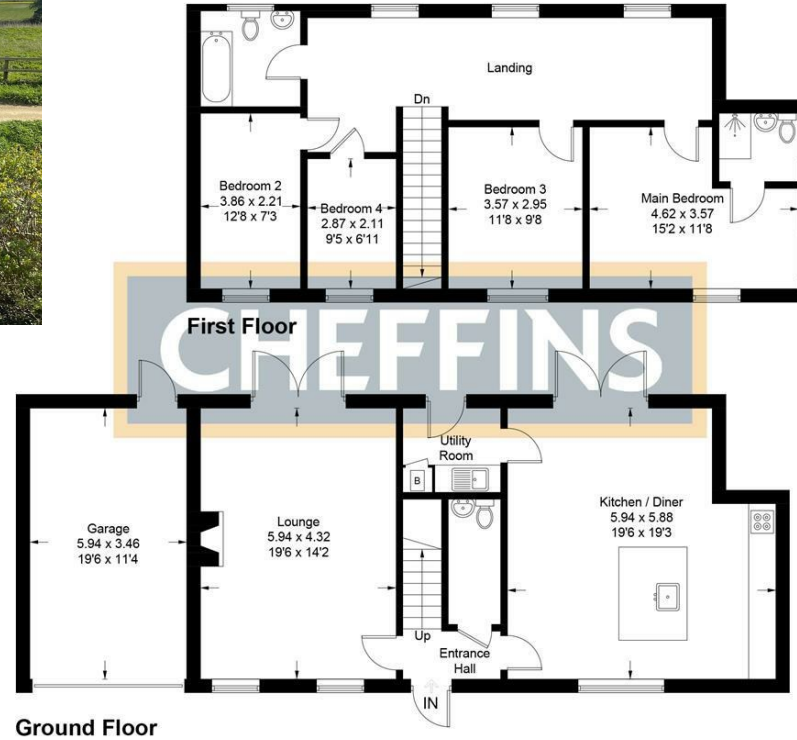








Approximate Gross Internal Area  
 Ground Floor = 70.0 sq m / 753 sq ft  
 First Floor = 73.1 sq m / 787 sq ft  
 Total = 143.1 sq m / 1540 sq ft  
 (Excluding Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1060939)

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