



Laurel Drive, Haddenham, CB6 3FZ

CHEFFINS

Laurel Drive

Haddenham,
CB6 3FZ

5 3 3

Guide Price £1,350,000

- Substantial Home of Approx. 3,000 Sq Ft
- 5 Bedrooms (2 Ensuite)
- Stunning Open Plan Kitchen/Dining/Living Room
- Lounge/Dining Room/Study
- Plot of Approx. 1.23 of an Acre (sts)
- Double Garage & Extensive Parking, Driveway & 2 Barns
- Small Development Close to Village Centre
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating B

A beautifully presented 5 bedroom detached house in a superb plot of approx. 1.23 acre (sts) with yard and barns, situated close to the village centre.

The accommodation extends to approximately 3000 square feet comprising on the ground floor of reception hall opening into a stunning open plan kitchen/dining/living area, pantry, laundry room, cloakroom, dining room, spacious lounge and study. On the first floor there is a large galleried landing, 5 double bedrooms (2 with ensembles) and a family bathroom.

Outside there is a mature plot consisting of the garden, driveway with a double garage, together with electric gates leading into a further area of hardstanding for additional parking . There is the yard and 2 barns which are perfectly suited for storage or workshops or for those running a small business, (subject to any necessary planning consent).

This magnificent home has been finished to a particularly high specification with an emphasis on high quality fittings throughout and to be fully appreciated a viewing is highly recommended.





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 restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

RECEPTION HALL

With door and windows to front aspect, sweeping staircase to first floor with oak hand rails and treads and under stairs storage cupboards, limestone floor with under floor heating. Opening to:

KITCHEN / DINING / FAMILY ROOM

Kitchen area fitted with a superb range of handmade cupboards and drawers with soft close mechanisms, Quartzite work surfaces, under mounted double ceramic sink, dishwasher, side by side Neff electric ovens, gas hob and extractor hood, island unit with Quartzite work surface and storage cupboards and drawers with soft-close mechanisms, breakfast bar and fridge. Feature brickwork wall with rustic shelving and concealed lighting.

2 pairs of French doors out onto rear garden, cast iron double sided wood burner with limestone surround, limestone flooring with under floor heating.

PANTRY

With a range of base level storage units with Jura limestone work surfaces, ceramic sink, plumbing for American style fridge/freezer, rustic shelving and limestone flooring.

UTILITY

With 3 windows and door out to garden, range of base level storage units with Jura limestone work surfaces and under mounted butler sink, tall storage cupboards, oil fired central heating boiler, limestone flooring with underfloor heating.

CLOAKROOM

With low level WC, Jura limestone countertop with undermounted wash basin and cupboards beneath, limestone flooring with underfloor heating, double glazed window.

DINING ROOM

With double glazed window to front aspect, limestone flooring with under floor heating.

LOUNGE

With double glazed window to side aspect and French doors onto rear garden, double sided cast iron wood burning stove with limestone surround, engineered oak flooring with under floor heating.

STUDY

With double glazed window to front aspect, engineered oak flooring with under floor heating.

FIRST FLOOR GALLERIED LANDING

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

BEDROOM 1

With 2 double glazed windows to rear, engineered oak flooring, 2 radiators.

WALK-IN WARDROBE

With rails and shelves, engineered oak flooring.

ENSUITE

With large walk-in shower, marble wash stand with twin under mounted basins, low level WC, double glazed window to front aspect, marble tiled walls, porcelain tiled floor, heated towel rail.

BEDROOM 2

With 2 double glazed windows to rear aspect, engineered oak flooring, 2 radiators.

ENSUITE

With shower cubicle, vanity unit with wash basin, low level WC, double glazed window to side aspect, limestone wall tiles, porcelain floor tiles and heated towel rail.

BEDROOM 3

With double glazed window to front aspect, engineered oak flooring, radiator.

BEDROOM 4

With double glazed window to rear aspect, engineered oak flooring, radiator.

BEDROOM 5

With double glazed window to front aspect, engineered oak flooring, radiator.

BATHROOM

With large freestanding bath and wall mounted taps, low level WC, marble washstand with undermounted basin, double glazed window to side aspect, marble wall tiles, porcelain floor tiles and heated towel rail.

OUTSIDE

Looking towards the property, to the right there is a block paved driveway providing side-by-side parking and leading to a double garage with electric roller shutter door measuring 26' x 18'8" with 8'10" ceiling height. The garage has power and light connected and a range of storage units and work bench. Gated pedestrian access leads into the rear garden and to the left of the property a pair of electric double gates lead to an extensive area of hardstanding providing additional secure parking, together with providing wide vehicular access round to the yard.

The rear garden faces in a southerly direction and consists of an extensive limestone patio spanning the width of the house and leading to a large timber built pergola providing a perfect outdoor seating area. A path continues to a further area of limestone paving enclosed by trellis type fencing and planted borders, together with there being both electric and water supplies making this the perfect area for an above ground swimming pool. The remainder of the garden is laid to lawn, interspersed with numerous different varieties of trees.

In addition to the garden there is the yard and barns. The yard provides a substantial area for parking and turning and contains 2 barns which would be ideal for those looking to run a small business (subject to obtaining planning consent if necessary) or secure storage for vintage cars, tractors etc.

Barn 1: 43'11" x 42' with double doors and a concrete floor

Barn 2: 41'2" x 18'4" with roller shutter door and power floated floor

Within the garden and yard there are water and electricity connections and the total plot amounts to 1.23 of an acre (sts).

AGENT NOTES

The property has the benefit of solar panels with battery storage providing hot water and electricity.

A CCTV system has been installed.

Tenure – freehold
Council Tax Band – F
Property Type – detached
Property Construction – standard construction
Number & Types of Room – Please refer to the floorplan
Square Footage – 3174 according to the EPC
Parking – driveway and garage

Utilities / Services
Electric Supply – mains
Gas Supply – none
Water Supply – mains
Sewerage – mains
Heating sources – oil fired, under floor to ground floor, radiators to first floor
Broadband Connected – yes
Broadband Type – according to ofcom.org.uk, Standard (17 Mbps) Superfast (80 Mbps) and Ultrafast (1000 Mbps) is available within the area, maximum download speeds shown in brackets
Mobile Signal/Coverage – according to Ofcom.org.uk voice and data coverage are indicated to be likely for 4 out of the 4 main providers checked

Rights of Way, Easements, Covenants – there is a shared driveway leading from Station Road into Laurel Drive which is owned by one of the neighbouring properties with number 8 having a right of way
Conservation Area – yes

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



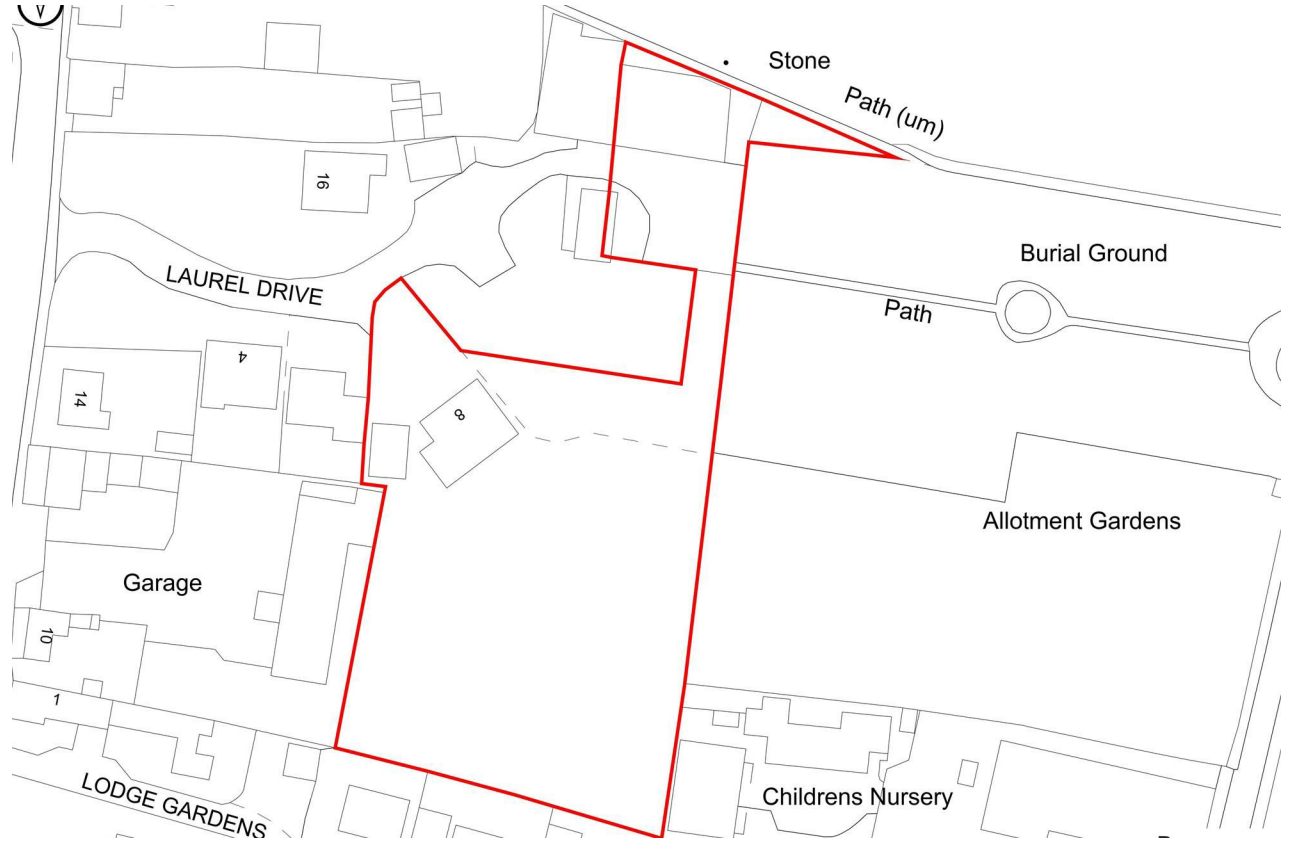
Guide Price £1,350,000

Council Tax Band - F

Local Authority - East Cambs

District Council





Approximate Gross Internal Area 3004 sq ft – 280 sq m
Ground Floor Area 1502 sq ft – 140 sq m
First Floor Area 1502 sq ft – 140 sq m
Garage Area 491 sq ft – 46 sq m



