



Orchard Way, Haddenham, CB6 3UT

**CHEFFINS**



## Orchard Way

Haddenham,  
CB6 3UT

- Greatly Improved Detached Family Home
- Immaculately Presented
- 3 Reception Rooms & Open Plan Kitchen/Family Room
- 5 Bedrooms (2 Ensuite)
- Spacious Driveway & Double Garage
- Generous Plot
- Attractive Far-Reaching Countryside Views
- Freehold / Council Tax Band F / EPC Rating TBC

An immaculately presented and greatly improved detached family home, situated with a most attractive, generous plot position offering far-reaching countryside, views. Accommodation includes 5 bedrooms (2 ensuite), 3 reception rooms, superb open plan kitchen/family room, together with a double garage. Viewing is recommended.

5 3 3

**Guide Price £750,000**







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

**ENTRANCE HALL**

Door to front aspect, radiator, panelled walls, stairs to first floor, under stairs storage cupboard. double glazed window.

**CLOAKROOM**

With low-level WC, wash hand basin, radiator, double glazed window.

**STUDY**

With 2 double glazed windows to front aspect with bespoke fitted shutters, radiator.

**OPEN PLAN KITCHEN / FAMILY ROOM**

Kitchen area with double ceramic sink, fitted with a range of matching units including wall mounted units, base units and drawers, space for freestanding Rangemaster style cooker with extractor hood above, integral fridge/freezer and dishwasher, central island with extended breakfast bar, 2 double glazed windows to front aspect.

Family room area vertical radiator, double glazed window to rear aspect with bespoke fitted shutters, 2 windows to the front aspect and double glazed patio door to rear garden.

**LOUNGE**

With feature log burning stove, double glazed patio door to garden, 2 radiators.

**GARDEN ROOM**

With far-reaching countryside views, double glazed French doors opening to raised patio, single door to garden.

**FIRST FLOOR LANDING**

With feature, panelled walls, radiator, loft access, airing cupboard.

**BEDROOM 1**

With 2 double glazed windows to rear aspect, radiator.

**ENSUITE**

With walk-in shower cubicle with drench size shower head and shower attachment, low-level WC, wash hand basin, heater towel rail, tiled floor, double glazed window.

**BEDROOM 2**

With double glazed windows to front aspect, radiator.

**ENSUITE**

With shower cubicle, low-level WC, pedestal hand basin, radiator.

**BEDROOM 3**

With 2 double glazed windows to front aspect, radiator, feature panelled wall.

**BEDROOM 4**

With 2 double glazed windows to rear aspect, radiator.

**BEDROOM 5**

With 2 double glazed windows to front aspect, radiator.

**FAMILY BATHROOM**

With suite comprising panel bath with shower attachment, low-level WC, wash hand basin, heated towel rail.

**OUTSIDE**

To the front of the property you will find a spacious driveway and double garage providing ample off-road vehicular parking. Gated access leads to a most attractive and generous garden with an immaculate lawn and well presented borders with a variety of plants and shrubs, paved patio, raised timber terrace, feature heated swimming pool and two timber sheds. The plot offers attractive countryside views and viewing is highly recommended.

**AGENT NOTES**

Tenure - freehold  
Council Tax Band - F  
Property Type - detached  
Property Construction - standard construction  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 2016 according to the floor plan including the garage  
Parking - driveway and double garage

Utilities / Services  
Electric Supply - mains  
Gas Supply - n/a  
Water Supply - mains  
Sewerage - mains  
Heating sources - LPG gas boiler to radiators  
Broadband Connected - yes  
Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps  
Mobile Signal/Coverage - according to Ofcom.org.uk both 'voice' and 'data' are likely to be available for 4 out of 4 of the main providers checked

Rights of Way, Easements, Covenants - access to the property is across a shared driveway

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	68
(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	



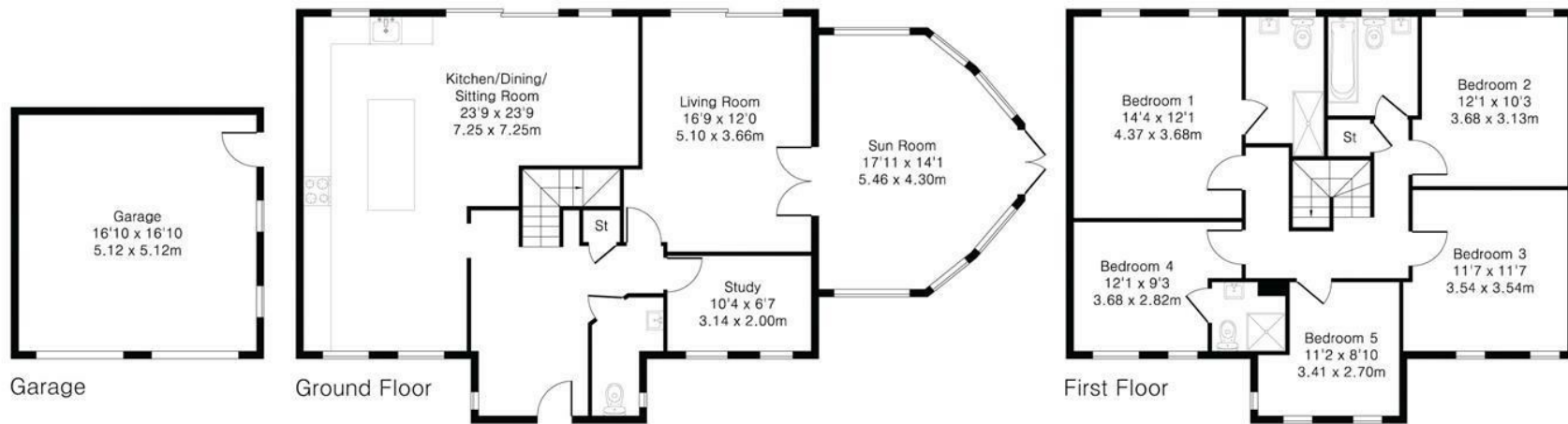
Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council







Approximate Gross Internal Area 2016 sq ft – 188 sq m  
Ground Floor Area 1136 sq ft – 106 sq m  
First Floor Area 880 sq ft – 82 sq m  
Garage Area 284 sq ft – 26 sq m







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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.