



Kitson Gardens, Stretham, CB6 3XR

CHEFFINS

Kitson Gardens

Stretham,
CB6 3XR

3 2 2

Guide Price £379,995

- Extended Semi Detached
- Well Presented
- Extended Accommodation
- 3 Bedrooms (Master with Ensuite)
- Ample Parking
- Attractive Landscaped Garden
- Freehold / Council Tax Band C / EPC Rating D

A well presented extended semi detached property offering versatile accommodation including entrance hallway, lounge, open plan kitchen/dining room, study, family room, 3 double bedrooms (ensuite to bedroom 1) and family bathroom, together with ample off road vehicular parking and attractive landscaped rear garden.





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.

LOUNGE

A dual aspect room with double glazed windows to front and side aspects, double doors opening through to:

OPEN PLAN KITCHEN/DINING ROOM

A dual aspect room with double glazed window to front and French doors to rear garden. With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for freestanding Rangemaster style cooker with extractor hood above, freestanding fridge/freezer, plumbing for dishwasher and secondary inset stainless steel sink,

STUDY

With double glazed window to rear aspect, plumbing for washing machine, door through to:

ENTRANCE PORCH

With door to driveway.

FAMILY ROOM

With double glazed French doors to rear garden.

CLOAKROOM

With low level WC, hand basin.

FIRST FLOOR LANDING**BEDROOM 1**

With 2 double glazed windows to front aspect.

ENSUITE

Tiled with walk-in shower cubicle with drench size shower head and shower attachment, low level WC, heated towel rail, double glazed window to side aspect.

BEDROOM 2

With 2 double glazed windows to rear aspect.

BEDROOM 3

With double glazed window to rear aspect.

BATHROOM

With suite comprising panel bath with drench size shower head and shower attachment above, low level WC, pedestal hand basin, double glazed window to front aspect.

OUTSIDE

To the right hand side of the property you will find a driveway providing ample off road vehicular parking. To the rear there is an attractive landscaped garden offering low maintenance upkeep with well stocked borders, raised covered patio and secondary timber decking.

AGENT NOTES

Tenure - freehold

Council Tax Band - C

Property Type - semi detached
Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1336 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - electric - oil filled radiators

Broadband Connected -yes

Broadband Type - fibre to the property - 725 Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' is indicated to be likely for 4 out of the 4 main providers checked and 'data' is indicated to be likely for 2 out of the 4 main providers checked


The evening photographs contained within these sales particulars were provided by the vendors

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

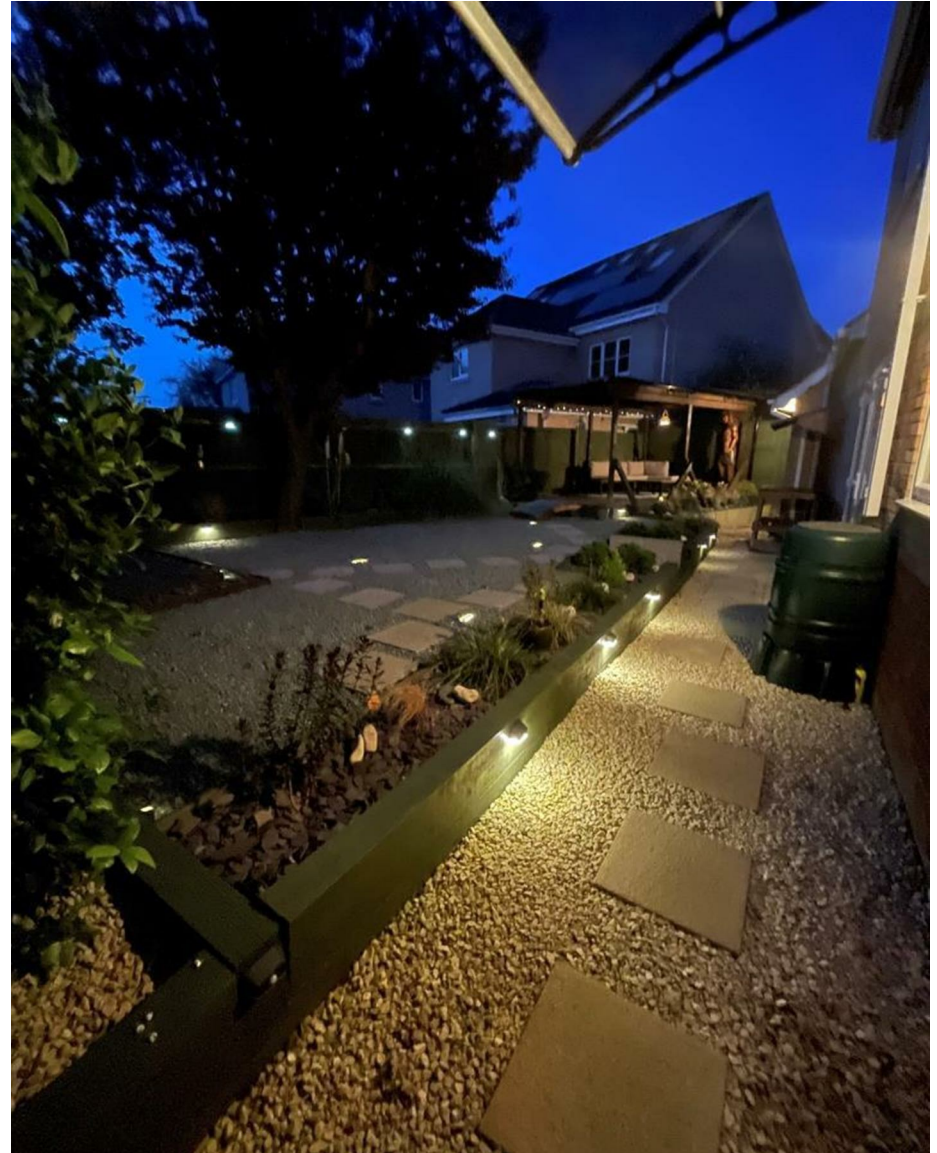


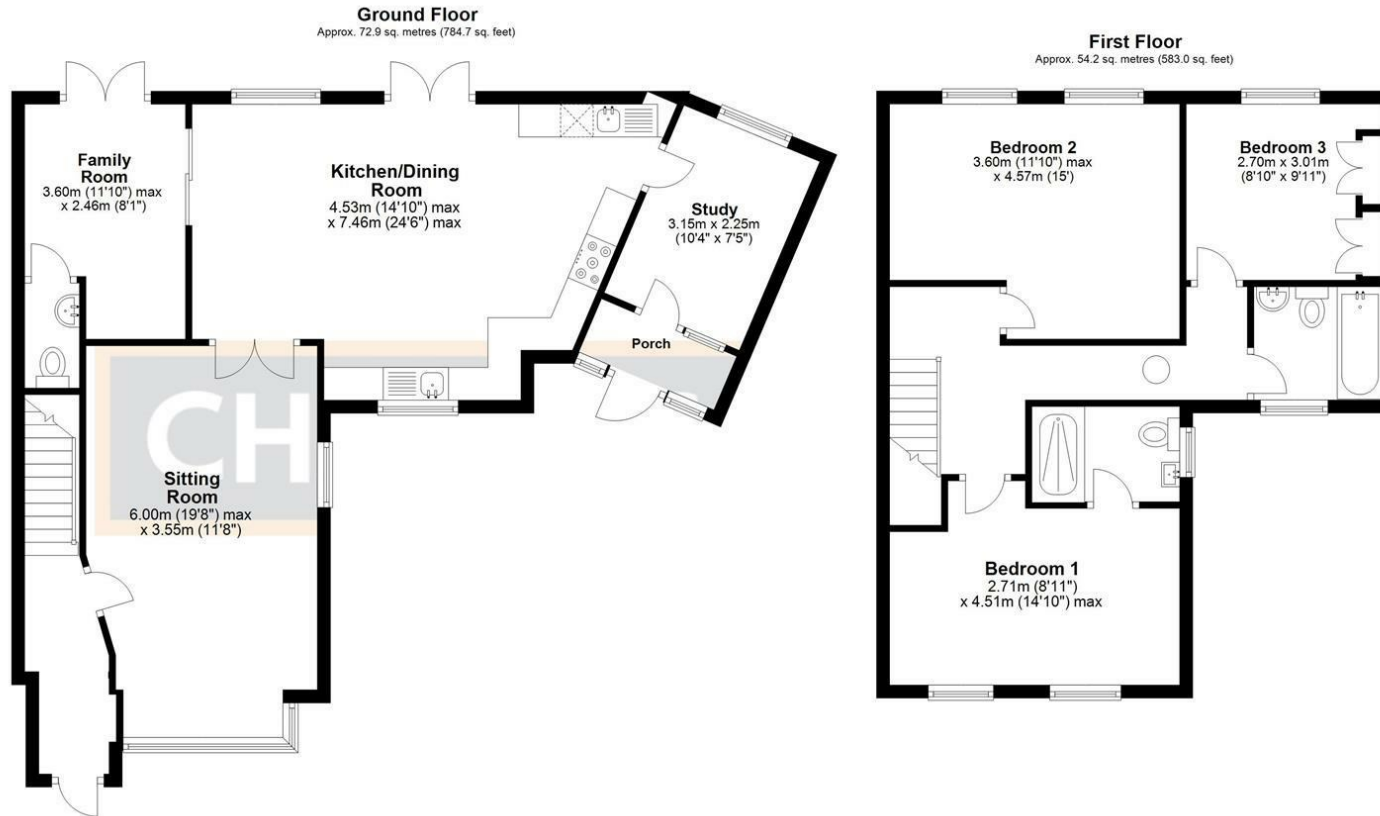


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £379,995
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 Council Tax Band - C
 Local Authority - East Cambs District Council





Total area: approx. 127.1 sq. metres (1367.6 sq. feet)

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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.