



Main Street, Wardy Hill, CB6 2DF

CHEFFINS

Main Street

Wardy Hill,
CB6 2DF

3 1 3

Guide Price £600,000

- NO FORWARD CHAIN
- Air Source Heat Pump
- Solar Panels with Battery Storage
- SWIP Internally Insulated Walls
- 0.33 Acre Plot (STS) (additional 3 acre grazing land available separately if required)
- Freehold / Council Tax Band D / EPC Rating B

Do you like an older, character home but want a modern efficient home? Look no further than this fully refurbished & modernised, detached former farm house on an estimated 0.33 Acre plot (STS)!

This handsome farm house offers deceptively spacious living accommodation from a lounge, separate dining room, a garden room, fitted kitchen, utility room, ground floor cloakroom, 3 double bedrooms and a 4 piece family bathroom.

Outside there is a large driveway providing off road parking for multiple vehicles, a small orchard of fruit trees plus a rear yard that has lapsed planning permission to build a new dwelling, should someone wish to take advantage of this.

The property has been made very energy efficient and offers a 17kwh air source heat pump, a 4kwh solar panel system with a 6.5kwh battery storage system, brand new 170L hot water tank and is offered for sale with NO FORWARD CHAIN!

To fully appreciate all that is on offer and to avoid disappointment, an early viewing is highly recommended!





ENTRANCE HALL

With door to front aspect, radiator, stairs up to the first floor.

LOUNGE

A dual aspect room with windows to front and rear, 2 radiators, inset log burner.

DINING ROOM

With window to front aspect, open fireplace, door to rear leading into the garden room, 2 radiators.

GARDEN ROOM

With partial glass domed roof, door to rear, patio doors to the side, radiator.

KITCHEN

Fitted with a range of base units, cupboards and drawers with work surfaces over, space for double oven with extractor hood over, plumbing for dishwasher, butler sink, door leading into the utility room, door into the garden room.

UTILITY ROOM

With window to side aspect, plumbing for washing machine, butler sink, space for fridge/freezer, door to cloakroom.

CLOAKROOM

With low level WC, pedestal wash hand basin, radiator.

FIRST FLOOR LANDING

With radiator

BEDROOM 1

With window to front aspect, radiator.

BEDROOM 2

A dual aspect room with window to front and rear, radiator.

BEDROOM 3

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

BATHROOM

Fitted with 4-piece suite comprising low level WC, pedestal hand wash basin, double shower cubicle and freestanding roll-top bath with shower attachment over, window to rear, airing cupboard housing hot water tank.

OUTSIDE

There is a gravelled driveway providing off road parking for multiple cars. The gardens are mainly laid to lawn with mature shrubs and trees, together with a small orchard with fruit trees to the side accessed from the garden room.

Beyond the garden there is access to a yard which could be utilised as an extension to the garden and has recently had lapsed planning permission for the erection of a new dwelling to be built. Beyond the yard there is a bridleway and a 3 acre paddock which is currently used for hay.

AGENTS NOTE


For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



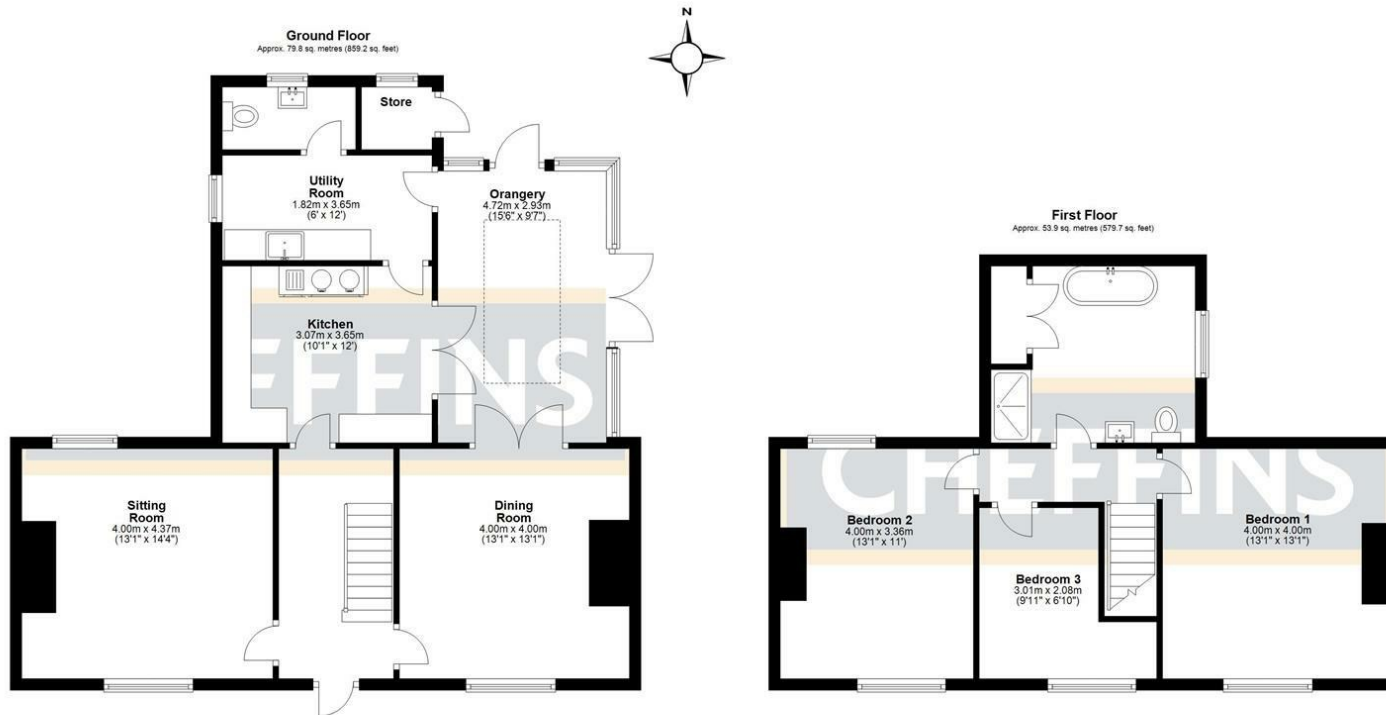


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £600,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire District Council





Total area: approx. 133.7 sq. metres (1438.9 sq. feet)

25 Market Place, Ely, CB7 4NP
01353 654900 | ely@cheffins.co.uk | cheffins.co.uk



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.