



Orchard Way, Haddenham, CB6 3UT

CHEFFINS

Orchard Way

Haddenham,
CB6 3UT

- Executive Detached Family Home
- 3 Reception Rooms
- 5 Bedrooms (2 Ensuite)
- Double Garage & Driveway
- Generous Garden to Rear
- Popular Village Location
- Immaculately Presented
- Freehold / Council Tax Band F / EPC Rating TBC

Offering to the market this immaculate, detached family home, located in the popular village of Haddenham, just 7.5 miles to Ely.

This fabulous home offers spacious accommodation over two floors and includes a large entrance hall, ground floor cloakroom, a family room & study area, a formal lounge, a dining room and a kitchen / breakfast room. Upstairs there are 5 double bedrooms, 2 offer ensuite shower rooms and there is a family bathroom, completing the internal accommodation.

Outside, there is a driveway providing off road parking and leading up to the double garage. At the rear is a generous, mainly laid to lawn garden with mature shrubs, trees and plants to borders plus a paved patio with electric awning.

To fully appreciate the size and quality of this amazing family home, an early viewing is highly advised!

5 3 3



Guide Price £595,000



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

With door to front aspect, stairs to first floor, radiator, under stairs storage cupboard.

CLOAKROOM

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

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with solid granite work surfaces over, plumbing for dishwasher and washing machine, integral eye level double oven, space for American style fridge/freezer, 4-ring electric hob with extractor hood over, 2 windows to the rear aspect, patio doors to the rear aspect leading to the garden, radiator.

DINING ROOM

With 2 windows to front aspect, radiator.

OFFICE / PLAY ROOM

Office area leading through to play room with 2 windows to the side aspect, radiator.

LOUNGE

With french doors to the rear leading into the garden, radiator.

FIRST FLOOR LANDING

With access to loft (boarded with power, lighting and heating), airing cupboard housing hot water tank.

BEDROOM 1

With 2 windows to rear aspect, radiator.

ENSUITE

With 3-piece suite comprising low level WC, floating wash hand basin, walk-in shower cubicle, heated towel rail, window to rear aspect.

BEDROOM 2

With 2 windows to front aspect, radiator.

ENSUITE

With 3 -piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail.

BEDROOM 3

With 2 windows to front aspect, fitted wardrobes, radiator.

BEDROOM 4

With 2 windows to rear aspect, radiator.

BEDROOM 5

With 2 windows to front aspect, radiator.

BATHROOM

With 3-piece comprising a 'P' shaped bath with shower over, low level WC and floating wash hand basin, window to rear aspect, heated towel rail, extractor fan.

OUTSIDE

To the front there is a driveway providing off road parking and decorative gravelled areas, together with a double garage having 2 up and over doors, power and light connected and eaves storage.

The rear garden is mainly laid to lawn with paved patio, gated access to the front, outside tap and mature shrubs and trees to borders. There is an outdoor electrical socket for 2 plugs (next to the lounge patio doors) as well as an outside tap.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(55-68) D			
(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 £595,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council





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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.