



Main Street, Wentworth, CB6 3QG

CHEFFINS

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CB6 3QG

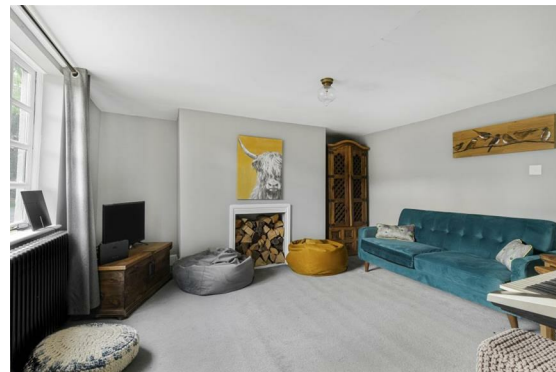
- Extended & Renovated Detached Home
- Superb Refitted Kitchen/Dining Room, Ensuites & Bathroom
- Open Plan Living with Lounge & Dining Rooms, Snug & Office
- Utility
- 4 Double Bedrooms (2 Ensuite)
- Character Features
- Attractive Setting
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Situated within a most attractive and pleasant lane, this substantial period home has been extended and renovated by the current owner. The property now offers a perfect blend of fine character features with modern facilities and comprises reception hall, snug, open plan living area of lounge and dining room leading into a stunning refitted kitchen/dining with feature curved glass wall and bi-fold doors to the garden, utility, cloakroom, office and 4 double bedrooms (2 having refitted ensuites) and refitted family bathroom. Outside there is a driveway and gardens. The property is offered for sale with no upward chain and to fully appreciate the extensive accommodation and numerous superb features a viewing is highly recommended

4 3 4

Offers In Excess Of £650,000





LOCATION

Wentworth is a picturesque hamlet situated approximately 4 miles west of Ely just off the A142 with a 12th Century Norman church at it's focal point. Village amenities, together with schooling are situated at Sutton, Witchford and Wilburton with a full range of shopping, schooling, domestic facilities etc. available at the Cathedral City of Ely. Ely also has a mainline rail service to London via Cambridge (15 miles) and recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

FEATURE OAK ENTRANCE PORCH

Leading to:

RECEPTION HALL

With door to front aspect, oak flooring, stairs to first floor with oak handrail and balusters, beamed ceiling, Victorian style radiator.

SNUG

With open fireplace (not used), double glazed window to front aspect with Victorian style radiator.

OPEN PLAN LIVING AREA

Comprising:

LOUNGE

With double glazed window to front aspect, feature cast iron fireplace with tiled insets and hearth, oak flooring, Victorian style radiator. Opening to:

DINING ROOM

With 2 double glazed windows to rear aspect, Victorian style radiator. Opening to:

KITCHEN / FAMILY ROOM

With feature curved wall with floor-to-ceiling glazed panels and bi-fold doors leading on to the garden. Refitted with a range of contemporary eye and base level storage units and drawers and quartz work surfaces, island with storage units, quartz work surface with under mounted sink, breakfast bar with Tom Dixon lights over, dishwasher, 2 built-in Bosch electric ovens, induction hob and extractor hood, fridge and freezer, 2 double glazed windows to rear aspect, under floor heating.

UTILITY

Fitted with a range of contemporary blue eye and base level storage units and work surfaces with butler sink, plumbing for washing machine, cupboard housing replacement central heating boiler, door and double glazed window to rear aspect.

CLOAKROOM

With suite comprising built-in low level WC and hand wash basin with storage unit beneath, automatic lighting.

OFFICE

With window to side aspect, Victorian style radiator.

FIRST FLOOR LANDING

With Victorian style radiator.

BEDROOM 1

With double glazed window to front aspect, Victorian style radiator.

ENSUITE

With suite comprising built-in low level WC and wall mounted wash basin with drawer unit beneath, double size walk-in shower, double glazed window to front aspect, heated towel rail.

BEDROOM 2

With exposed brick chimney breast, double glazed window to front aspect, telephone point, Victorian style radiator.

ENSUITE

With suite comprising built-in low level WC, wall mounted wash basin, shower cubicle.

BEDROOM 3

With double glazed window to side aspect, Victorian style radiator.

BEDROOM 4

With double glazed window to side aspect, storage alcove, Victorian style radiator.

BATHROOM

With suite comprising built-in low level WC, wall mounted wash basin with drawer beneath, bath, double size walk-in shower, tiled floor, heated towel rail, double glazed window to rear aspect.

OUTSIDE

To one side of the property there is a driveway providing off street parking. To the other side, bi-fold doors from the kitchen / family room open onto a black limestone terrace and then to a lawned garden. The garden continues around the rear of the property and back to a patio with timber gazebo and hot tub.

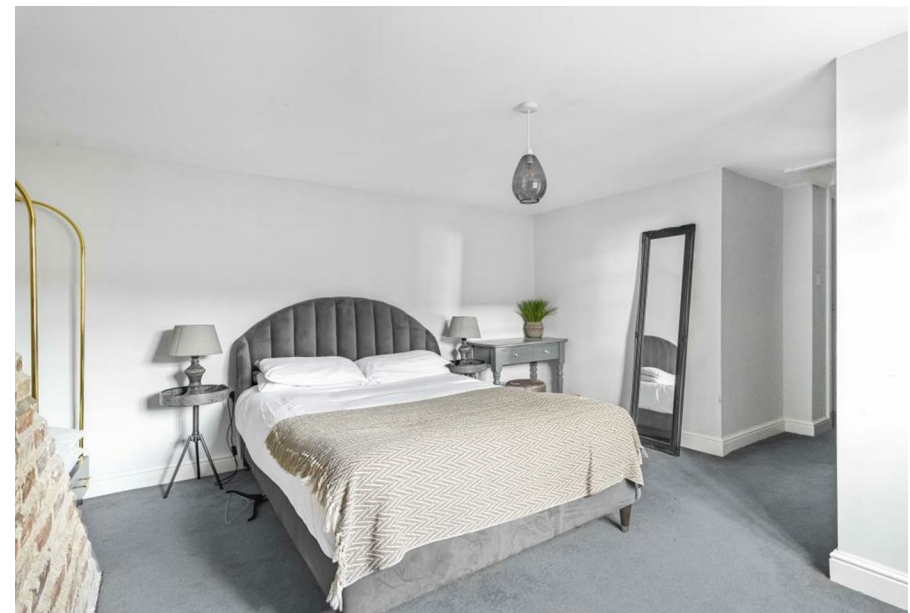
AGENTS NOTE

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





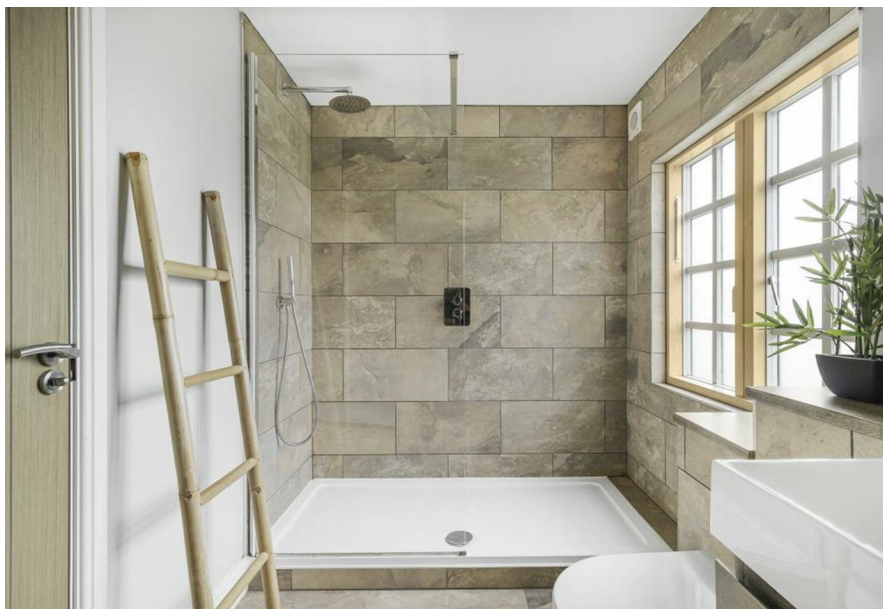
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Council Tax Band – D

Local Authority – East Cambs District Council





8 Main Street, Wentworth

Approximate Gross Internal Area = 205.3 sq m / 2210 sq ft
(Excluding Porch)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID442562)

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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.