



Cherry Orchard, Haddenham, CB6 3UF

**CHEFFINS**



# Cherry Orchard

Haddenham,  
CB6 3UF

- Modernised Semi Detached Family Home
- Popular Village Location
- Lounge & Play Room / Study
- Fitted Kitchen / Dining Room
- 3 Bedrooms
- Driveway for 4/5 Vehicles
- Large Garden to Rear
- Freehold / Council Tax Band / EPC Rating D

Cheffins are delighted to offer to the market this modernised, semi detached family home located in the popular village of Haddenham.

This stunning home offers deceptive accommodation from a lounge to the front, offering a multi fuel burner, a fitted kitchen / diner that offers a range of built in appliances and provides access to the rear garden. There is also a playroom / study off the kitchen and also has a ground floor cloakroom. Upstairs, there are 3 bedrooms and a family bathroom.

Outside the property is a generous graveled driveway to the front, providing off road parking for 4-5 cars, whilst the rear offers a large garden, enclosed by timber fencing and has gated access to the front.

This beautiful family home is available to view by appointment and an early viewing is highly recommended!

3 1 2

**Guide Price £325,000**





## 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, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the 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, under stairs cupboard, radiator.

## KITCHEN / DINING ROOM

Fitted with a range of contemporary high gloss eye and base level storage units and drawers, together with matching work surfaces, built-in electric oven, hob, glass splashback and extractor hood, 1 1/4 bowl stainless steel sink unit and drainer, dishwasher, double glazed window and French doors to rear aspect, recessed ceiling lights, contemporary vertical radiator.

## LOUNGE

With double glazed window to front aspect, log burner, built-in storage, television point, radiator.

## PLAY ROOM

With double window to front aspect, oil fired central heating boiler, radiator.

## CLOAKROOM

With low level WC, wash basin, radiator.

## FIRST FLOOR LANDING

With cupboard with radiator, access to loft, double glazed window to side aspect.

## BATHROOM

With modern suite comprising built-in low level WC and vanity unit with wash basin, panelled bath with shower above, double glazed window to rear aspect, heated towel rail.

## BEDROOM 1

With double glazed window to front aspect, built-in double wardrobe, radiator.

## BEDROOM 2

With double glazed window to rear aspect, television point, radiator.

## BEDROOM 3

With double glazed window to front aspect, built-in shelving, radiator.

## OUTSIDE

To the front of the property there is a gravelled driveway providing off street parking with gated pedestrian access to the side leading to the rear garden. The rear garden has gated access to the front and is mainly laid to lawn with paved patio and timber workshop.

## AGENTS NOTE

Please note that the play room is of single brick construction. Please check with your mortgage broker prior to viewing whether this may

affect your ability to obtain a mortgage for the property.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









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

Guide Price £325,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

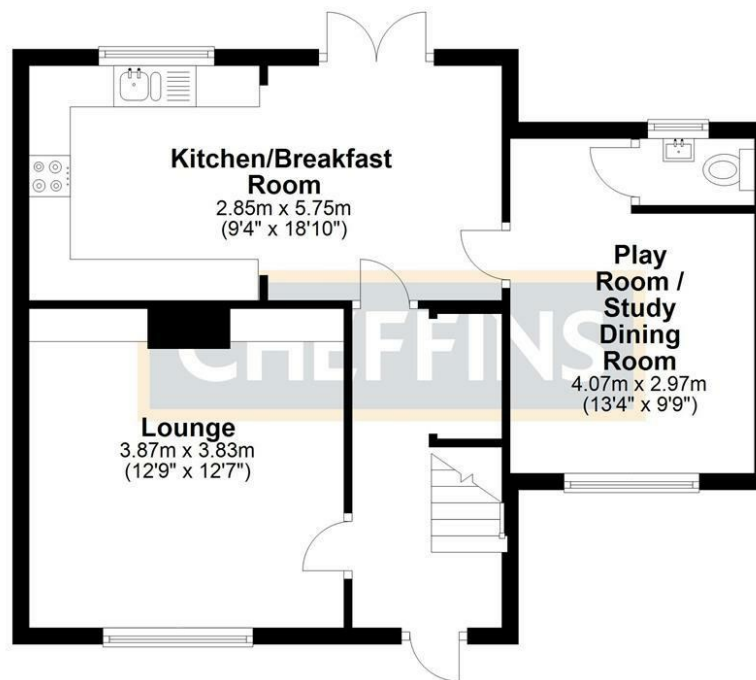
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

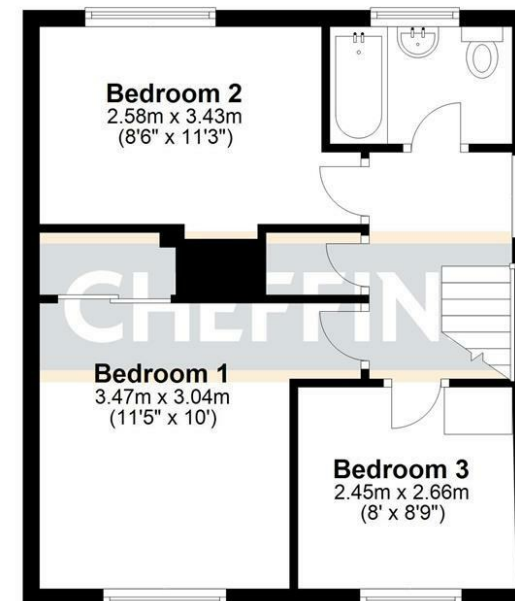
## Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.3 sq. feet)



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