



Berry Close, Stretham, CB6 3JP

**CHEFFINS**



# Berry Close

Stretham,  
CB6 3JP

4 1 2

**Guide Price £369,950**

- Great Family Home
- Lounge, Conservatory & Study/Office
- 4 Bedrooms
- Enclosed Garden to Rear with Side Access
- Ample Off Road Parking
- Side Field Views Across to Ely Cathedral
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating E

Cheffins are delighted to offer to the market this spacious detached family home situated at the end of an estate offering field views to the side. The property comprises of entrance hall, cloakroom, lounge/diner, conservatory, kitchen, utility area and study/office/gym, whilst the first floor provides 4 bedrooms and a family bathroom.

Outside the property there is ample off road parking plus an electric car charging point, whilst the rear is mainly laid to lawn with mature plants and shrubs to borders and two paved patio areas.

This property benefits from no upward chain and offers views from the first floor towards Ely and the Cathedral.







## 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 and Waterbeach.

## ENTRANCE HALL

With door to front, stairs leading to the first floor, radiator.

## CLOAKROOM

With low level WC, wash hand basin and window to side, radiator,.

## LOUNGE / DINER

A dual aspect room with windows to front and doors to rear leading into a conservatory, multi-fuel burner, 2 radiators.

## CONSERVATORY

With doors to rear leading into the garden, radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink unit with mixer tap, plumbing for dishwasher and washing machine, space for single oven with extractor hood over, window to rear, radiator. Door to the side leading to:

## UTILITY AREA

With doors to front and rear. An ideal space for pets. Access to:

## STUDY / OFFICE / GYM

With window to front, radiator, access to loft.

This room may be suitable for use for a home based business using the utility door for access.

## FIRST FLOOR LANDING

With window to side, access to loft, airing cupboard housing hot water tank and electric boiler.

## BEDROOM 1

With window to front, large built-in double wardrobes, radiator.

## BEDROOM 2

With window to rear, radiator.

## BEDROOM 3

With window to rear, radiator.

## BEDROOM 4

With window to front, radiator and built-in wardrobe and cupboard over the stairs.

## BATHROOM

Fitted with 3-piece suite comprising low level WC and wash hand basin in vanity unit and matching cupboards, panelled bath with shower with rain head and handheld shower, shower screen, window to side, heated towel rail, ceiling spotlights, extractor fan, tiled walls.

## OUTSIDE

To the front there is a block paved

and gravelled driveway providing off road parking, together with lawned front garden and EV charging point.

The rear is mainly laid to lawn with mature shrubs and plants to borders. There are two paved patio areas, gravelled pathway and aluminium garden shed.

## 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>		64
(39-54) <b>E</b>	44	
(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	



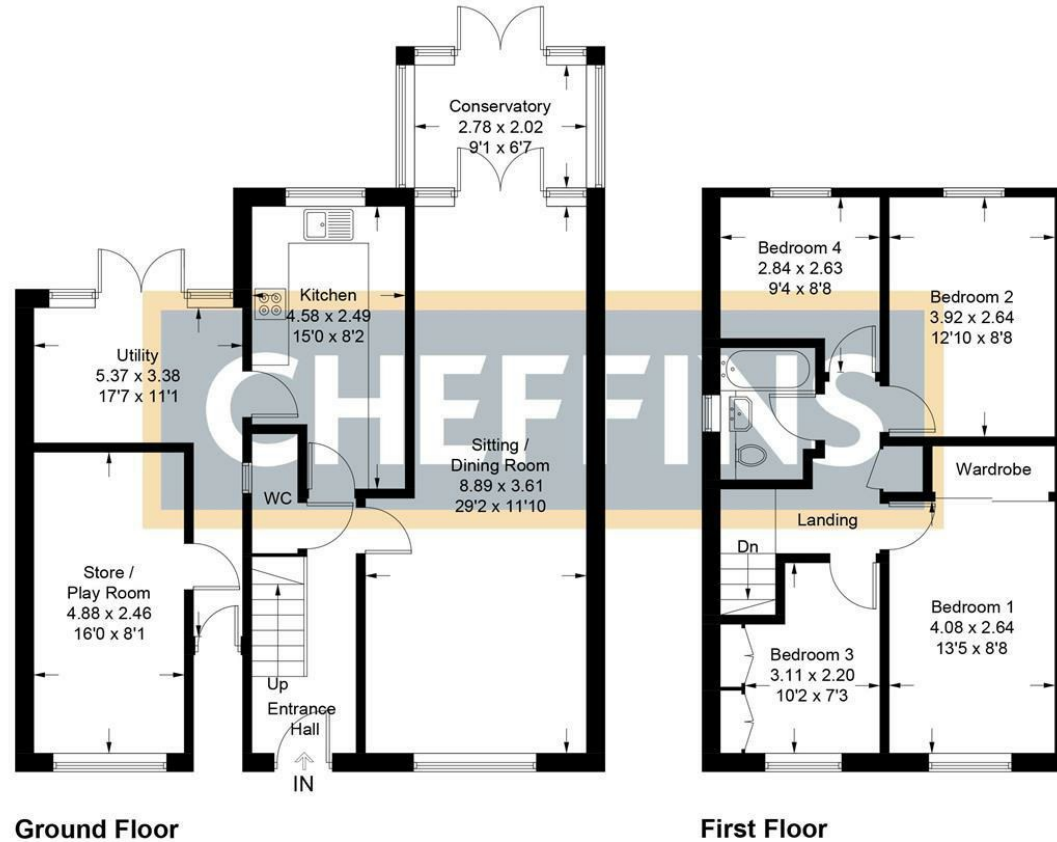
Guide Price £369,950  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambs District Council







Approximate Gross Internal Area  
 Ground Floor = 75.0 sq m / 808 sq ft  
 First Floor = 46.9 sq m / 505 sq ft  
 Total = 121.9 sq m / 1313 sq ft



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. (ID1183321)

**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](http://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.

