



Feast Green, Stretham, CB6 3GL

**CHEFFINS**

# Feast Green

Stretham,  
CB6 3GL

3 2 1

**Guide Price £360,000**

- Modern Semi Detached
- Well Presented Throughout
- 3 Bedrooms (1 with Ensuite)
- Superb Kitchen/Dining Room & Utility
- Lounge with Wood Burner
- Driveway for 2 Vehicles & Gardens
- Countryside Views to the Front
- Popular Development
- NO UPWARD CHAIN
- Freehold / Council Tax Band C / EPC Rating B

A superbly presented modern semi detached home situated within a highly regarded development and with open countryside to the front. Accommodation comprises entrance hall, cloakroom, lounge, superb kitchen/dining room, utility, 3 bedrooms (master with ensuite) and bathroom. Outside there is a driveway for 2 vehicles, together with front and rear gardens. Benefits include heating via an Air Source heat pump with under floor heating on the ground floor. The property is being offered for sale with no upward chain and to fully appreciate the stylish presentation of this popular style of home a viewing is recommended.







## 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.

## ENTRANCE HALL

With door to front aspect, stairs to first floor, under floor heating.

## CLOAKROOM

With low level WC, vanity inset wash basin, under floor heating, heated towel rail.

## LOUNGE

With double glazed window to front aspect, feature wood burning stove, bespoke television and display unit, under floor heating.

## KITCHEN / DINING ROOM

With large glazed double screens and door to rear garden, double glazed window to side aspect, fitted with a range of contemporary wall and base level storage units with quartz work surfaces and undermounted sink, induction hob, built-in electric oven, fridge and freezer, island unit with quartz top and storage cupboards beneath, together with a breakfast bar, under floor heating.

## UTILITY

With a range of contemporary wall and base level storage units with stainless steel sink unit and drainer, plumbing for washing machine, door to side aspect, built-in cloaks cupboard, under floor heating.

## FIRST FLOOR LANDING

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

## BEDROOM 1

With double glazed window to rear aspect, fitted with a range of wardrobes with mirrored doors, radiator.

## ENSUITE

With built-in WC and wash basin with storage cupboards beneath, shower cubicle, heated towel rail.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BATHROOM

With suite comprising built-in WC and wash basin with storage units beneath, panelled bath, separate shower cubicle, double glazed window, heated towel rail.

## OUTSIDE

To the front of the property there is an open plan lawned garden and to the side there is a driveway providing vehicular off street parking for 2 vehicles. Gated pedestrian access leads into the rear garden which faces in a south/westerly direction with an extended area of paved patio, timber built shed with power connected and lawn with raised beds and planted borders.

## AGENTS NOTE

There is a management fee for the development contributing towards the cost of communal areas and the site pumping station. This charge is currently £419.66 annually, paid in two installments of £209.83.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

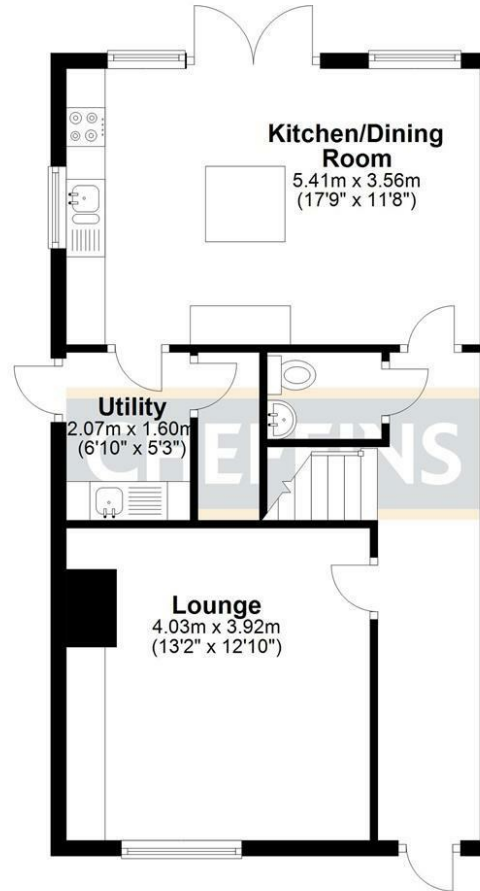






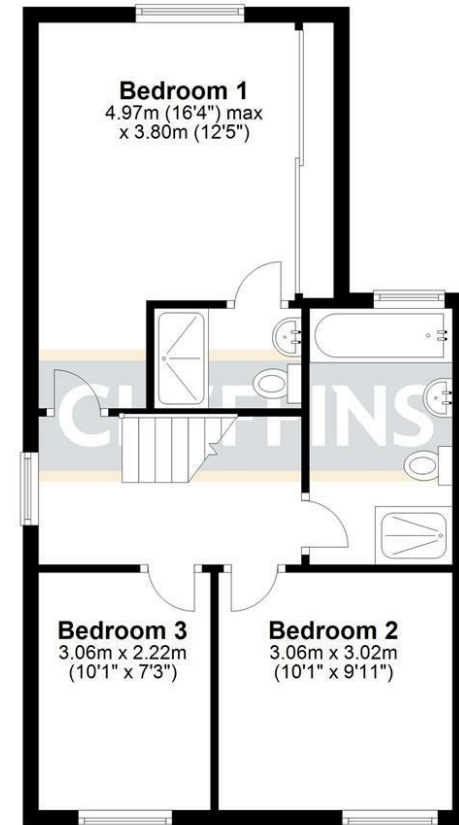
## Ground Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 101.9 sq. metres (1096.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
	(82 plus) <b>A</b>
	(71-81) <b>B</b>
	(59-80) <b>C</b>
	(51-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
	(1-20) <b>G</b>
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £360,000

Tenure - Freehold

Council Tax Band - C

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.

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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.

