



Upware, CB7 5YQ

**CHEFFINS**

## Upware, CB7 5YQ

- Well Presented Individual Detached Cottage
- 4 Good Size Bedrooms (Ensuite to Master)
- Kitchen/Dining Room, Lounge, Garden Room & Snug
- Generous Gardens with Multiple Outbuildings
- Annexe / Airbnb Potential
- Off Road Parking
- Double Garage & Double Car Port
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating E

Cheffins are delighted to offer to the market this deceptively spacious cottage located in the semi rural village of Upware.

The property offers generous accommodation over 2 floors to include a large kitchen/dining room, formal lounge, recently built garden room, snug, utility room, ground floor cloakroom, 4 good size bedrooms with the master bedroom benefitting from an ensuite shower room, plus a family bathroom. Outside the property there is ample off road parking for multiple cars, a detached double garage plus a double car port and to the rear there is a mainly laid to lawn garden with multiple outbuildings to include annexe/Airbnb potential from an outbuilding benefitting from an ensuite shower room.

For further information or to arrange a viewing, please get in touch.

 4  2  3

## Guide Price £825,000





## LOCATION

Upware is a mainly residential hamlet situated on the east bank of the River Cam approximately 10 miles from the centre of the Cathedral City of Ely. Ely provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

## ENTRANCE HALL

With door to side aspect and window to front aspect.

## KITCHEN / DINING ROOM

With window to front aspect, stairs leading to the first floor, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double integral oven, integral dishwasher, butler sink, 4-ring hob with extractor hood over, Rayburn, windows to rear and side aspects.

## LOUNGE

With 2 windows to the side aspect, window to front aspect, radiator, inset log burner. Leading through to;

## GARDEN ROOM

With door to side aspect leading into the garden, skylight, windows to side and rear aspects, tiled floor, radiator.

## SNUG

With window to front aspect, inset log burner, radiator.

## CLOAKROOM

Fitted with a 2-piece suite comprising of low level WC, vanity wash hand basin, towel rail.

## UTILITY ROOM

With stable style door leading into the garden, window to side aspect, 11/2 bowl sink unit with mixer tap, plumbing for washing machine.

## FIRST FLOOR LANDING

With window to front aspect, airing cupboard housing hot water tank.

## BEDROOM 1

A dual aspect room with window to front aspect, 2 windows to side aspect, built-in wardrobe, radiator. Door through to:

## ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to side aspect, heated towel rail.

## BEDROOM 2

With 2 skylights to rear, built-in wardrobe, radiator.

## BEDROOM 3

With window to front aspect, fitted wardrobes, radiator.

## BEDROOM 4

With a window to front aspect, radiator, access to loft.

## BATHROOM

With 4-piece suite comprising of low level WC, vanity wash hand basin, panelled bath with shower attachment over and shower cubicle, towel rail, extractor fan

## OUTSIDE

To the front there is a gravelled driveway providing off road parking, together with a double garage with power connected, loft space and windows to side and rear. There is also a double cart shed providing covered parking.

To the rear of the property there is a mainly laid to lawn garden with generous decked patio, mature shrubs and trees to borders, greenhouse, shed, apple trees, pear trees, cherry trees and plum trees. There is a brick built summer house with power and loft space.

There is a further outbuilding providing annex potential having a window to front, radiator and a door to side. The outbuilding also has a shower room with low level WC, shower cubicle and wash hand basin.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>76</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            |           |                                                                                                           |
| (39-54) <b>E</b>                            | <b>44</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  |



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Council Tax Band - D  
Local Authority - East Cambs District Council











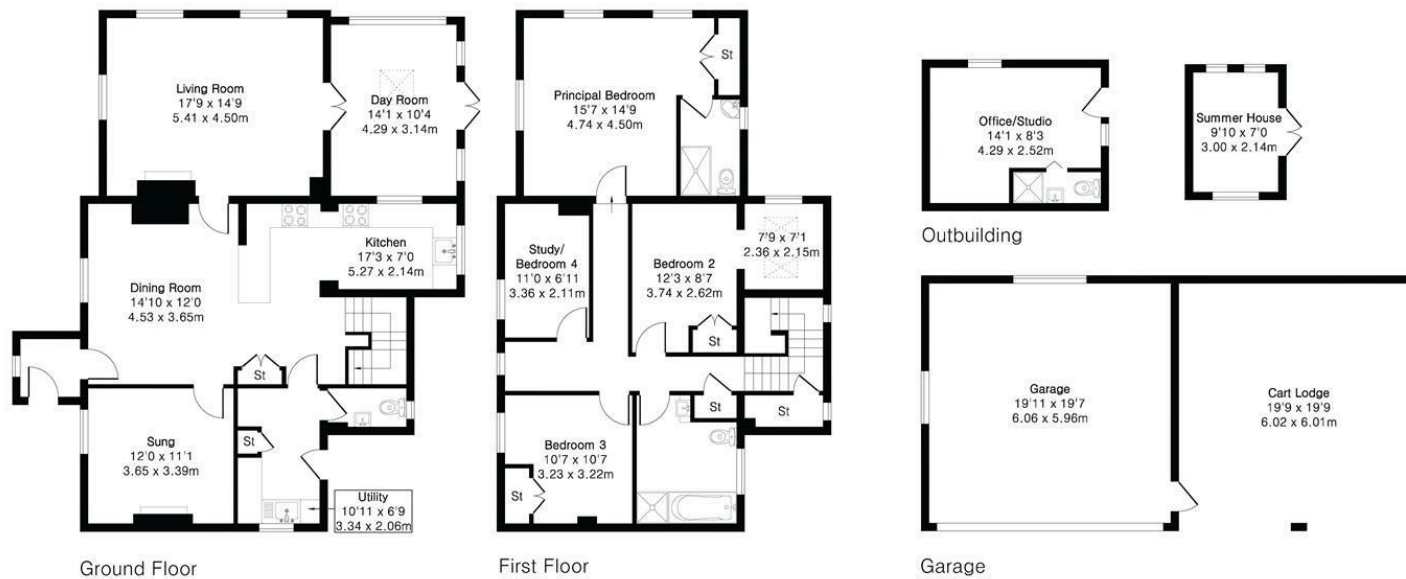
## Approximate Gross Internal Area 2026 sq ft - 188 sq m

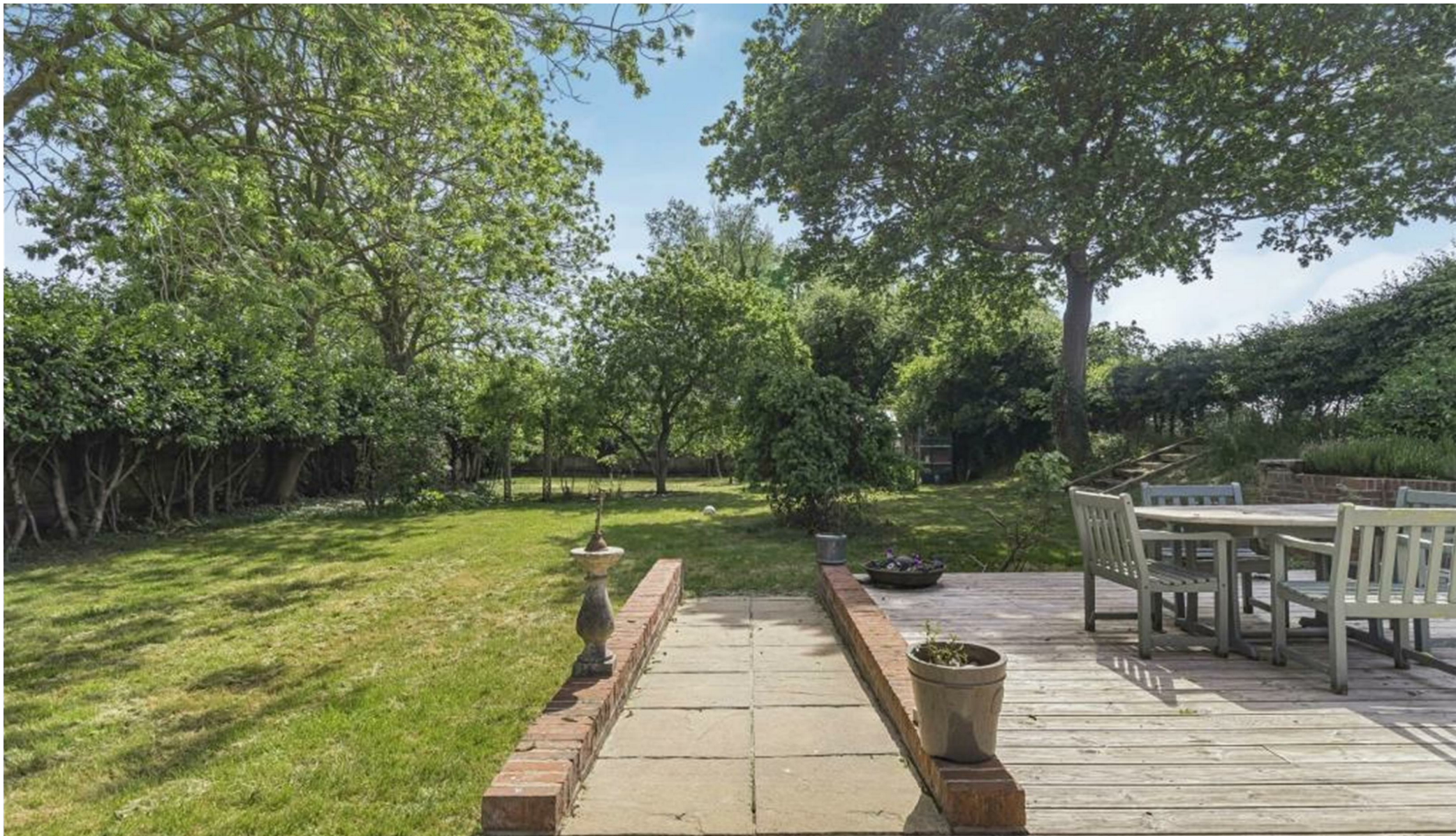
Ground Floor Area 1122 sq ft – 104 sq m

First Floor Area 904 sq ft – 84 sq m

Garage Area 391 sq ft – 36 sq m

Outbuilding Area 226 sq ft – 21 sq m





**Agents note:**

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.



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