



Brook Lane, Stretham, CB6 3JU

**CHEFFINS**



# Brook Lane

Stretham,  
CB6 3JU

- Detached House
- Character Features including Inglenook Fireplace & Exposed Beams
- 2 Reception Rooms & Kitchen/Breakfast Room
- 4 Bedrooms (1 Ensuite)
- Large Gravelled Driveway
- Timber Framed Garage/Workshop & Low Maintenance Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are delighted to offer this beautifully presented Georgian family home, situated in the village of Stretham, located just over 4 miles to the City of Ely.

This impressive home offers spacious accommodation over 3 floors and includes a reception room, a dual aspect lounge/dining room with inglenook fireplace with multi fuel burner, a kitchen/breakfast room with views over the garden, a ground floor shower room, 2 double first floor bedrooms (1 with an ensuite cloakroom and 1 having an ensuite shower room), plus a 3 piece family bathroom. On the second floor there are a further 2 double bedrooms with exposed beams.

Outside there is a gravelled garden to front providing off street parking, a timber built garage/workshop and an enclosed low maintenance garden to the rear.

An early viewing is recommended to be fully appreciated.

4 3 2

**Guide Price £550,000**





## 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 PORCH

With entrance door, tiled flooring, built-in storage cupboard. Door leading through to:

## RECEPTION ROOM

With exposed beam features, double glazed windows to the front aspect, radiator, feature fireplace, tiled flooring. Opening through to:

## KITCHEN / BREAKFAST ROOM

A dual aspect room with 2 double glazed windows to side aspect and double glazed window to rear aspect, range of base and wall units with worksurfaces, integrated oven and grill, integrated 5-ring electric hob with stainless steel overhead extractor hood, integrated freezer, space for a fridge/freezer, integrated 1 1/4 stainless steel sink unit with mixer tap, space for washing machine, tiled flooring, spotlights, multi-way stable door to garden, door to:

## DOWNSTAIRS SHOWER ROOM

With extractor fan, opaque double glazed window to rear, tiled shower cubicle with overhead shower, low level WC, wash hand basin with separate taps and tiled splashback, heated towel rail, oil fired boiler, plumbing for washing machine, tiled flooring.

## INNER HALLWAY

With stairs rising to the first floor, storage, wall mounted fuse board, radiator, door to:

## LOUNGE / DINING ROOM

With exposed beams, double glazed windows to the front, 3 radiators, large feature open Inglenook fireplace, built-in storage cupboard, step leading to the dining area with French doors leading into the garden.

## FIRST FLOOR LANDING

With double glazed window to the rear, loft hatch.

## BEDROOM 1

With double glazed windows to front and rear aspects, radiator, built-in wardrobe, feature fireplace (decorative), door to:

## ENSUITE CLOAKROOM

With WC, sink unit, tiled splashbacks, spotlights, shaver point, extractor fan, low level WC, wash hand basin with separate taps, tiled splashbacks and tiled flooring.

## BEDROOM 2

With double glazed window to front aspect, 2 built-in wardrobes.

## ENSUITE

With double glazed window to side aspect, spotlights, extractor fan, shower cubicle, tiled splashbacks, wash hand basin with mixer tap, heated towel rail, low level WC, tiled flooring.

## BATHROOM

With spotlights, extractor fan, side-by-side sinks with mixer taps, under storage and tiled splashback, shower cabin enclosure with body jets, large tiled bath with mixer tap and hand-held shower, low level WC, wooden flooring and door to airing cupboard housing the water tank.

## SECOND FLOOR

With door to:

## BEDROOM 3

With exposed beams, double glazed window to side aspect, hatch to eaves storage space, radiator.

## BEDROOM 4

With exposed beams, feature brick chimney breast, velux double glazed window to side aspect, radiator.

## OUTSIDE

The front of the property is enclosed by brick walling and timber fencing, being predominantly laid to gravel providing ample off road parking and leads to a timber framed garage/workshop. The rear of the property has gated side access from the front and is fully enclosed by wooden fence panels with raised gravelled beds, patio area, stone gravelled sections with a variety of greenery and featuring a Well. There is a brick based and cladded shed for additional storage.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide Price £550,000

Council Tax Band - D

Local Authority - East Cambs District Council













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**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.

