



Orchard Way, Haddenham, CB6 3UT

CHEFFINS

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CB6 3UT

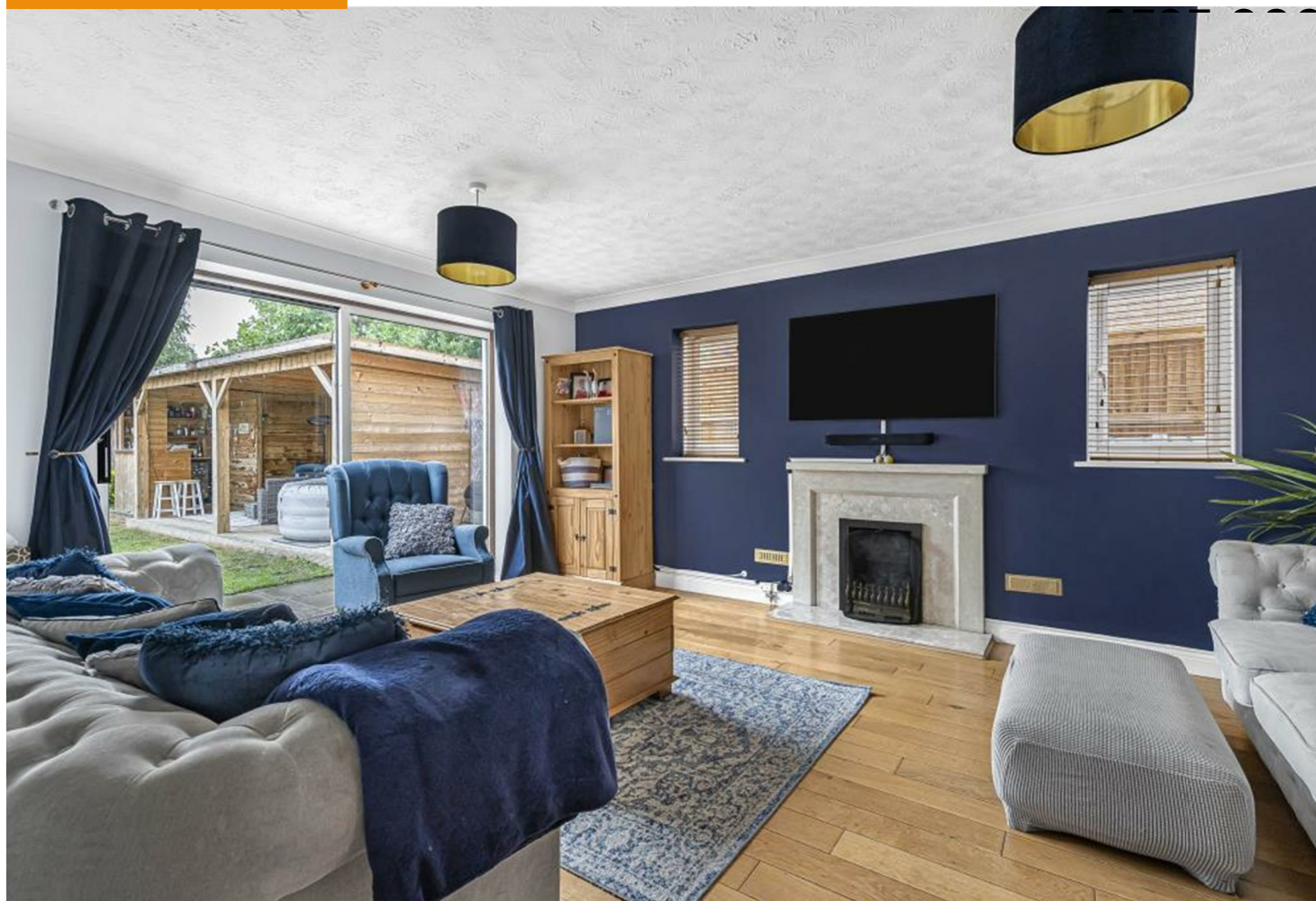
- Detached Family Home
- 5 Bedrooms (1 Ensuite)
- 3 Reception Rooms
- Good Size Rear Garden
- Double Garage & Driveway
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating F

Cheffins are pleased to be offering to the market this established detached family home which has been modernised throughout. Accommodation comprises entrance hall, kitchen/dining room, study, family room, ground floor cloakroom and a dual aspect lounge, 5 bedrooms, the master bedroom benefitting from a dressing room and an ensuite, whilst there is also a family bathroom completing the accommodation.

Outside the property is a driveway providing off road parking leading up to a double garage whilst the rear offers a generous mainly laid to lawn garden with covered seating area, bar and paved patio.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment only.

5 2 3



Offers In Excess Of



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, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened 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, stairs leading to the first floor

CLOAKROOM

With low level WC, wash hand basin, window to front, door leading through to garage.

FAMILY ROOM

With window to front, radiator.

KITCHEN / DINING ROOM

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 washing machine and dishwasher, single oven, 4-ring induction hob with extractor hood over, tiled flooring, space for American style fridge/freezer, door to rear, window to rear.

STUDY

With window to rear, radiator, tiled floor.

LOUNGE

With 2 windows to side, door to rear, radiator, oak flooring

FIRST FLOOR LANDING

With window to front, access to boarded loft, radiator.

BEDROOM 1

With window to rear, radiator. Leading through to:

DRESSING ROOM

With built-in wardrobes. Leading through to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal hand wash basin and shower cubicle, window to front, storage cupboard, radiator.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With window to rear, radiator.

BEDROOM 5

With window to rear, radiator

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity hand basin, freestanding bath, radiator, spotlights, tiled splashbacks, airing cupboard housing hot water tank and window to front.

OUTSIDE

To the front of the property is off road parking for 2 cars, together with a mainly laid to lawn garden and a block paved driveway leading to a double garage. The garage has an up and over door, power and light connected. The rear garden is mainly laid to lawn with a paved patio, covered seating area with bar and Calor Gas storage tank.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







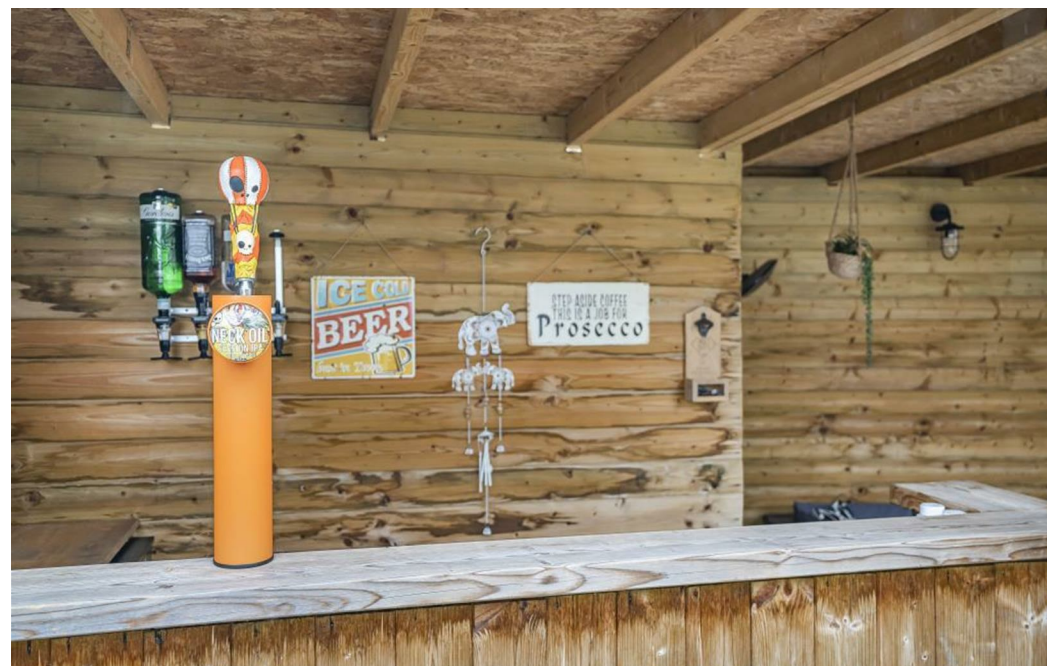


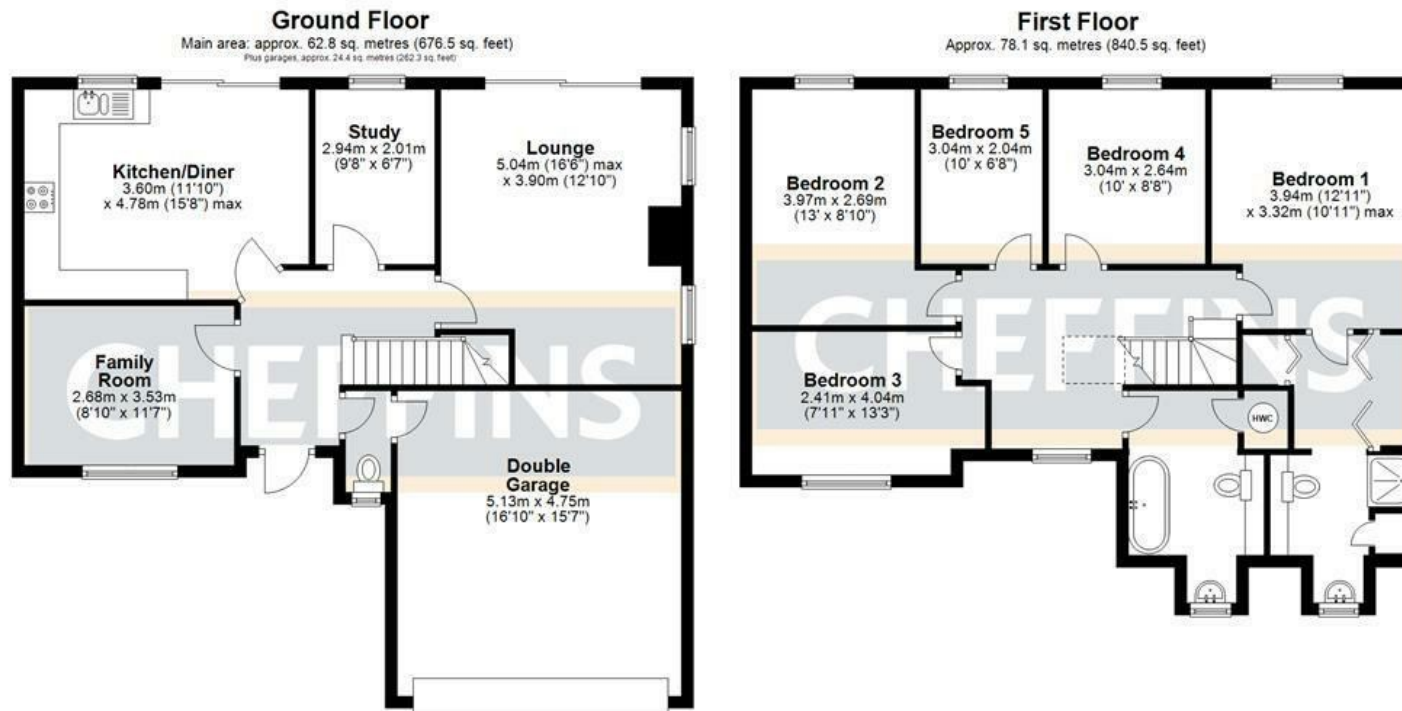
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £525,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs
 District Council







Main area: Approx. 140.9 sq. metres (1517.0 sq. feet)
Plus garages: approx. 24.4 sq. metres (262.3 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

