



School Lane, Wilburton, CB6 3RW

CHEFFINS

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CB6 3RW

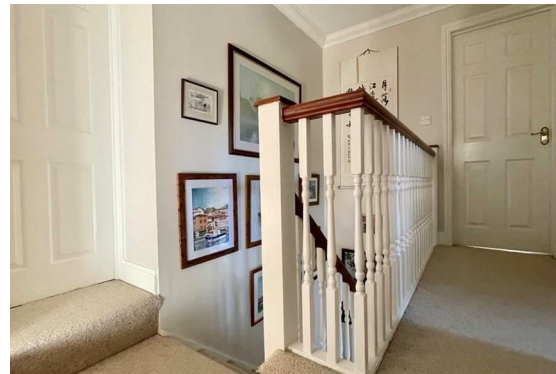
- Attractive Detached House
- Four Bedrooms (1 Ensuite)
- Lounge And Separate Dining Room
- Kitchen And Utility
- Private Garden
- Driveway And Garage
- Non Estate Location
- Freehold/Council Tax D/EPC D

An attractive detached house situated in a pleasant, no through lane and comprising entrance hall, cloakroom, lounge, dining room, kitchen, utility, four bedrooms (one ensuite) and bathroom. Outside there is a private garden, spacious driveway and garage.

4 2 2

Guide Price £475,000





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London



ENTRANCE HALL

With door and double glazed window to front aspect, oak flooring, cupboard, radiator.

CLOAKROOM

With low level WC, pedestal wash basin, double glazed window to front aspect, radiator.

UTILITY

With double glazed window to front aspect and door to side, plumbing for washing machine, storage units with worktop, sink unit and drainer, cupboard with oil fired central heating boiler.

KITCHEN

With double glazed window to rear aspect, sink unit and drainer, a range of wall and base level storage units, drawers and worksurfaces, Neff electric double oven, induction hob and extractor hood, integrated dishwasher, radiator.

DINING ROOM

With double glazed screens and French doors onto rear garden, oak flooring, stairs to first floor, radiator.

LOUNGE

With double glazed window to front and double glazed French doors to rear garden, oak flooring, open fireplace with marble hearth and timber surround, two radiators.

FIRST FLOOR LANDING

With access to loft, airing cupboard.

BEDROOM 1

With double glazed window to front, radiator.

ENSUITE

With Velux window to rear, low level WC, pedestal wash basin, shower cubicle, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to side aspect and Velux window to rear, built in cupboard, radiator.

BEDROOM 4

With Velux window to front aspect, radiator.

BATHROOM

With low level WC,, bath, pedestal wash basin, shower cubicle, double glazed window to rear aspect, radiator.

OUTSIDE

To the side of the house is a spacious driveway leading to a single garage with power and light connected and a door into the garden. The garden at the rear of the property offers a good degree of privacy and has an extended paved patio leading to a lawn which continues to the side of the house. There are also established borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Freehold

Council Tax Band - D

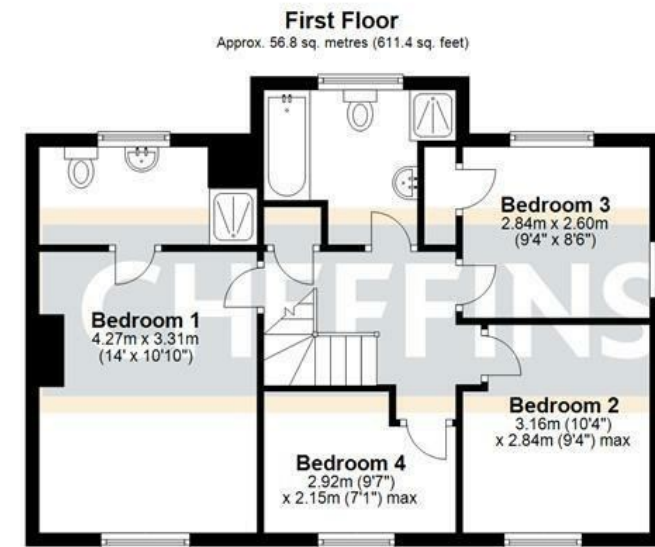
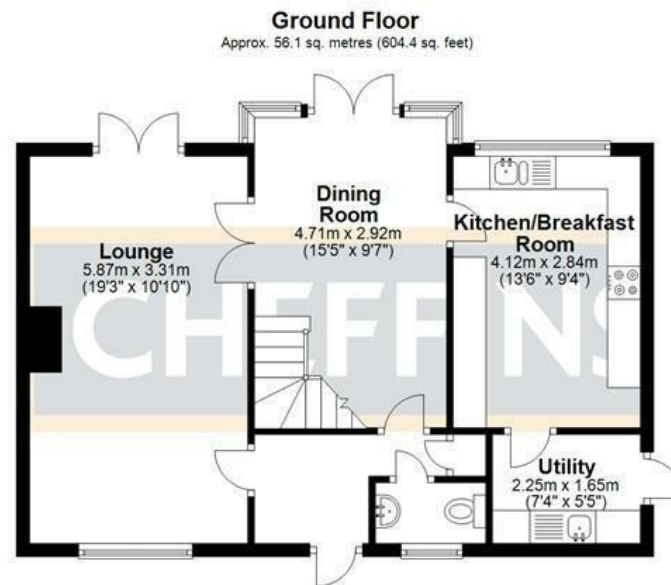
Local Authority - East Cambs District Council

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.



Total area: approx. 113.0 sq. metres (1215.8 sq. feet)

