



High Street, Wilburton, CB6 3RB

CHEFFINS

High Street

Wilburton,
CB6 3RB

- Substantial Detached Home
- 4 Bedrooms (1 Ensuite)
- Kitchen / Dining Room / Utility Room
- Lounge / Family Room / Office
- Driveway and Double Cart Lodge
- South Facing Rear Garden With Workshop
- FREEHOLD / COUNCIL TAX E / EPC

Cheffins offer to the market this substantial family home which has been extended to create excellent living accommodation comprising on the ground floor, 16'2" x 14'6" lounge opening into 17'11" x 12'9" dining room, separate family room, large "L" shaped kitchen/dining room, office, cloakroom and utility. On the first floor there are 4 bedrooms (master with ensuite) and family bathroom. Outside there is a wide driveway leading to a double oak framed cart lodge which in turn leads into a superb south facing rear garden, together with workshop/store.

To fully appreciate the extent of accommodation a viewing is highly recommended.

 4  2  4

Guide Price £600,000





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

Door to front, radiator.

LOUNGE

With 2 double glazed windows to front aspect and double glazed window to side aspect, together with double glazed patio doors to rear garden, feature wood burning stove with brick fireplace, 2 radiators. Opening to..,

DINING ROOM

With stairs to first floor, 2 radiators, feature wood burning stove, double glazed patio doors to rear garden. Doors to:

FAMILY ROOM

With double glazed window to front aspect, radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, sink unit and drainer, integrated dishwasher, microwave and fridge, Rangemaster oven and extractor hood over, velux window, radiator, 2 double glazed windows to side aspect and door to rear garden.

OFFICE

With fitted desk, cupboards and shelves, velux window, radiator.

CLOAKROOM

With low level WC, vanity unit with wash basin.

UTILITY ROOM

With eye and base level storage units and work surfaces, sink unit and drainer, plumbing for washing machine, space for tumble dryer, double glazed windows and door to rear garden.

FIRST FLOOR LANDING

With built-in cupboard, radiator.

BEDROOM 1

(L shaped). With deep fitted cupboards and double wardrobe, 2 double glazed windows to front aspect and double glazed window to rear, radiator.

ENSUITE

Fully tiled and with suite comprising shower cubicle, built-in WC and 2-drawer vanity unit with wash basin, double glazed window to rear aspect, heated towel rail.

BEDROOM 2

With double glazed window to side aspect, fitted pine wardrobes and drawers, together with vanity unit and wash basin, radiator.

BEDROOM 3

With double glazed window to front aspect, access to loft which has a pull-down ladder, radiator.

BEDROOM 4

With double glazed window to side aspect, airing cupboard housing hot water cylinder, access to loft, radiator.

BATHROOM

With suite comprising jacuzzi bath, built-in

WC and wall mounted vanity unit with wash basin, double size shower cubicle, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the side of the property there is a spacious driveway leading to a double oak framed cart lodge with a pair of electrically operated roller shutter doors. The cart lodge also has a boarded loft area with light. There is also gated pedestrian access into the garden. The rear of the cart lodge opens into the garden which is south facing and has 2 areas of lawn bordered by well maintained and established planting including attractive maple trees, plum trees and fruit bushes. The garden also contains decking with a timber built pergola, an extensive area of paved patio, together with a large fish pond.

Adjoining the rear of the property there is a garden room which measures 11' x 7'9" and has double glazed French doors and screens into the garden and also has electricity connected. A further benefit is an excellent workshop/store. To the front there is an oak framed veranda leading to the front section of the building which is used for storage and measures 16'5" x 16'4". There is a door then leading into the rear section which is a workshop measuring 18'6" x 16'1". This building has doors into the garden and power and light connected.

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		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £600,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – East Cambs District Council



Total area: approx. 216.6 sq. metres (2331.5 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.

