



Walnut Drive, Haddenham, CB6 3QU



## Walnut Drive

Haddenham,  
CB6 3QU

- Well Designed Recently Built Home
- Immaculately Presented
- 2 Reception Rooms & Open Plan Kitchen / Family Room
- 3 Double Bedrooms (Master with Ensuite)
- Driveway & Garage
- Enclosed Garden to Rear
- Popular Village
- Freehold / Council Tax Band D / EPC Rating TBC

A recently built, this immaculately presented and well designed detached family home offers 3 double bedrooms, 2 reception rooms and open plan kitchen/family room, cloakroom, ensuite to master bedroom and family bathroom, together with driveway, garage and enclosed garden to rear. Viewing highly recommended.

3 2 2

**Guide Price £425,000**





## 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 aspect, stairs to first floor, under floor heating.

## CLOAKROOM

With low level WC, wash hand basin, under floor heating.

## STUDY

With double glazed window to front aspect, under floor heating.

## LOUNGE

With double glazed bay window to side aspect, under floor heating.

## OPEN PLAN KITCHEN / FAMILY ROOM

With 1 1/4 inset sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, hob with extractor hood above, integral fridge/freezer and dishwasher, double glazed window to rear aspect, French doors to rear garden, double glazed window to front aspect, under floor heating.

## WALK-IN UTILITY

With plumbing for utilities.

## FIRST FLOOR LANDING

## BEDROOM 1

With double glazed window to side aspect, radiator, built-in wardrobe.

## ENSUITE

With tiled shower cubicle with drench size

shower head, low level WC, wall hung wash hand basin in vanity unit, double glazed window to front aspect, part tiled walls.

## BEDROOM 2

With double glazed window to front aspect, radiator, fitted wardrobe.

## BEDROOM 3

With double glazed window to side aspect overlooking garden, radiator.

## FAMILY BATHROOM

With panelled bath with shower above, low level WC, pedestal hand wash basin, double glazed window to front aspect, part tiled walls.

## OUTSIDE

To the front of the property you will find a driveway leading to an oversized single garage with power and light connected and providing ample off road vehicular parking. Gated access leads to a fully enclosed garden with lawn, paved patio, flower and shrub bed borders and having personnel door into the garage.

## AGENT NOTES

Tenure - freehold

Annual Service Charge - £320.00

Service Charge Review Period - tbc

Council Tax Band - D

Property Type - detached

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - tbc

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - main

Heating sources - Air Source heat pump

Broadband Connected - yes

Broadband Type - according to

Ofcom.org.uk, 'standard', 'superfast' and 'ultrafast' are available with ultrafast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage - according to

Ofcom.org.uk both 'voice' and 'data' are likely to be available for 4 out of the 4 main providers checked.

## VIEWING ARRANGEMENTS

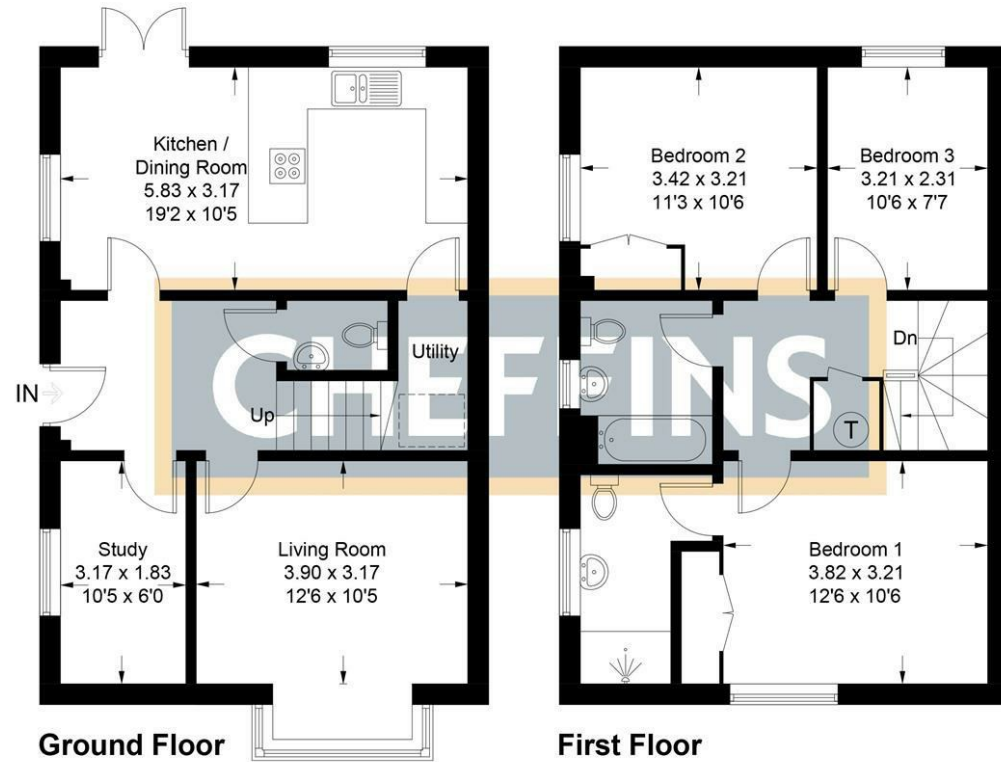
Strictly by appointment with the Agents.







Approximate Gross Internal Area  
 Ground Floor = 53.7 sq m / 578 sq ft  
 First Floor = 51.8 sq m / 557 sq ft  
 Total = 105.5 sq m / 1135 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £425,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1085972)

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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.