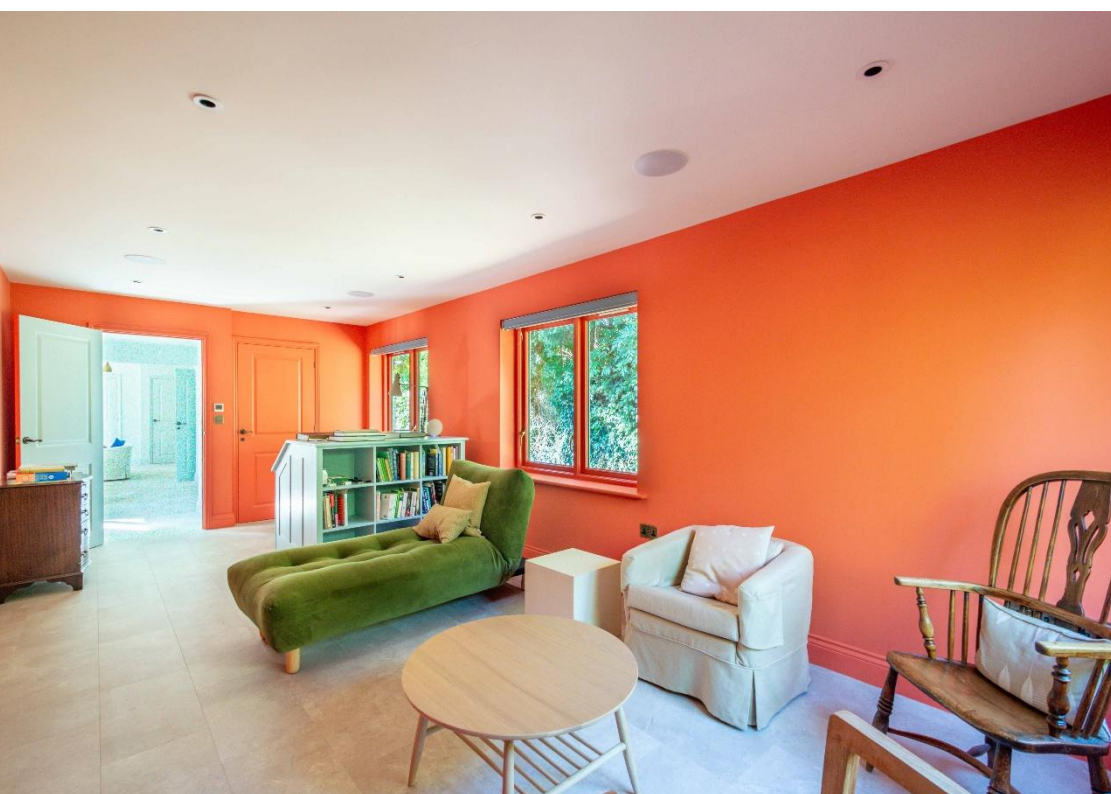




9a Chapel Street
Stretham, Cambridgeshire

DAVID
BURR



9a Chapel Street, Stretham, Ely, Cambridgeshire, CB6 3JG

Stretham, with its picturesque streets and community atmosphere, embodies the perfect blend of rural tranquillity and modern connectivity. The village boasts a welcoming array of local amenities, including a traditional village pub, shops, a village school and green spaces. Residents can enjoy the serene countryside surroundings while being just a short drive away from the vibrant energy of Cambridge and the architectural wonders of Ely.

A beautifully presented and highly versatile family home enjoying a discreet and private setting. The property offers spacious and flexible accommodation arranged over two floors, finished to a high standard throughout. With a choice of reception rooms, well-appointed kitchen/dining areas, generous bedroom accommodation, and a selection of modern bathrooms, the home is ideally suited to contemporary family living. Further benefits include a private and enclosed south-facing rear garden, ample parking, and a peaceful position within a well-connected area.

A stylish and versatile family home offering spacious, high-quality accommodation in a private and well-connected setting.

Ground Floor

ENTRANCE HALL Glazed entrance with ceramic tiled flooring and underfloor heating, housing the hot water cupboard and providing access to the reception rooms.

CLOAKROOM Fitted with a WC, hand wash basin, heated towel rail and a window to the rear aspect.

UTILITY Well-equipped with base and wall units, inset sink with mixer tap, and space and plumbing for both a washing machine and tumble dryer. Stairs rise to the first floor.

KITCHEN/DINING ROOM A beautifully designed open-plan space featuring a comprehensive range of fitted base and wall units with granite worktops. A central island incorporates dual inset sinks with a measured filter tap, InSinkErator waste disposal unit, integrated dishwasher, and generous storage. Additional integrated appliances include a 5-ring induction hob and electric oven. The room enjoys air conditioning and is surrounded by windows on three sides, providing excellent natural light and ample space for dining.

GARDEN ROOM A versatile and airy space fitted with air conditioning and French doors opening to the rear garden on three sides, allowing for an abundance of natural light.

SITTING ROOM A double aspect reception room benefiting from underfloor heating and a separate WC, ideal for flexible use as a formal living space or additional entertaining area.

COFFEE & DRINKS AREA Fitted with sleek base units and granite worktops, featuring an inset sink with a measured filter tap, three reverse osmosis drinking water system, and an integrated dishwasher. A window overlooks the rear gardens.

STUDY A practical and well-fitted office with built-in shelving, storage, and a generous work surface. A door provides direct access to the rear garden.

MASTER BEDROOM Accessed via a small dressing area, this large principal bedroom features fitted shelving, windows on two aspects, and air conditioning. The **EN-SUITE** is fully tiled and comprises a spacious walk-in shower, WC, hand wash basin, heated towel rail, and windows to two aspects. The bedroom also benefits from a three reverse osmosis drinking water system.

First Floor

BEDROOM 2 A spacious double room featuring eaves storage and a window to the front aspect. Includes access to a fully boarded loft space.

BEDROOM 3 A further double bedroom with eaves storage, wardrobe space, and access to a fully boarded loft space.

WC Fitted with a WC, hand wash basin, and a Velux window.

SHOWER ROOM Featuring a walk-in shower with hand-held attachment and built-in shelving for additional storage.

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Outside

The property is approached via a block-paved driveway, providing ample off-road parking for several vehicles. The front garden features a variety of shrubs and a pathway leading down both sides of the property.

Directly to the rear is a spacious paved terrace—perfect for alfresco dining—which opens onto beautifully established, south-facing gardens. A block-paved path winds through the grounds, bordered by mature planting beds filled with a wide array of shrubs, plants, and fruit trees, as well as a neatly maintained lawn. At the far end of the garden, a useful shed offers additional storage.

Material Information

SERVICES Air source heat pump to underfloor heating throughout the whole ground floor. Upstairs heating to radiators. Solar panels are installed and linked to a smart 'GivEnergy' system with a backup battery. Mains water, drainage and electricity. Please note that none of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX Band D (£2,393.67 per annum).

TENURE Freehold.

WHAT3WORDS connects.twits.reserved

EPC Band C.

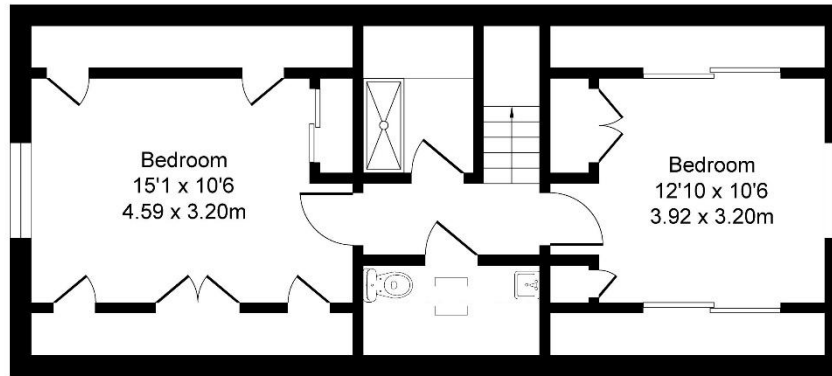
VIEWING by prior appointment only through David Burr estate agents.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



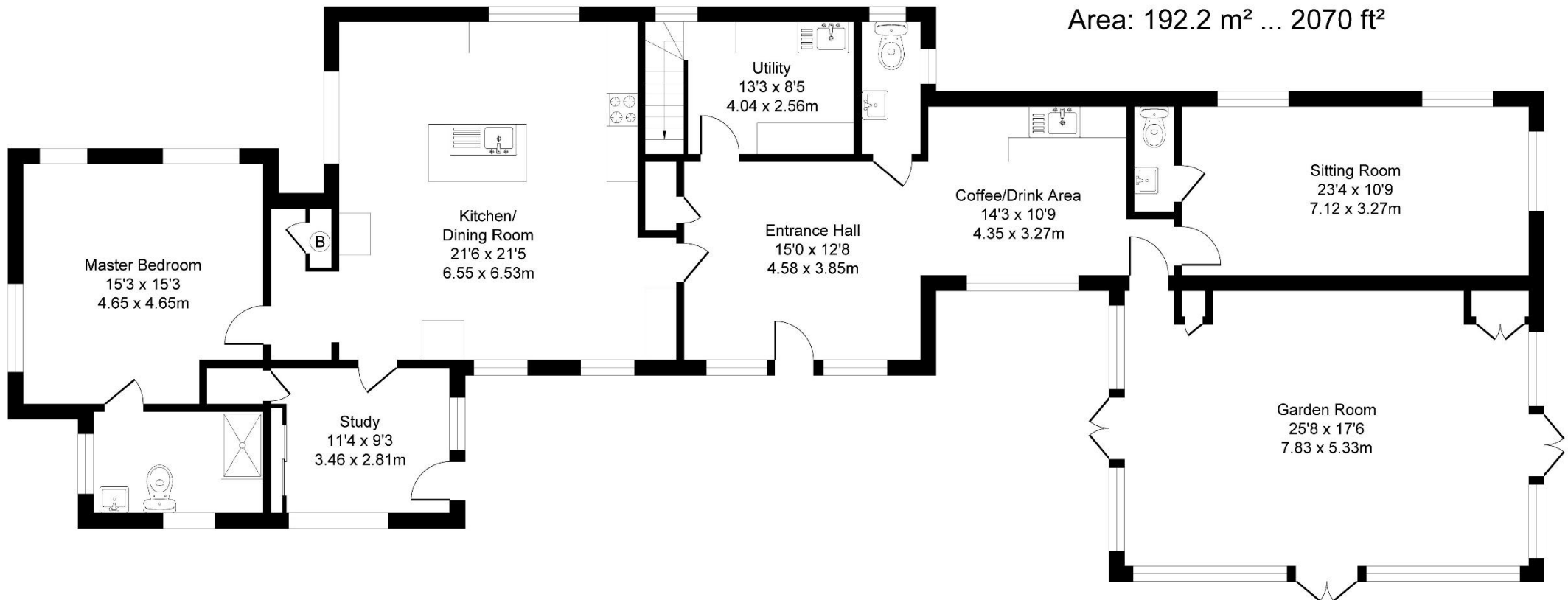
First Floor

Area: 35.2 m² ... 380 ft²



Ground Floor

Area: 192.2 m² ... 2070 ft²



Total Area: 227.5 m² ... 2450 ft²

All Measurements are approximate and for display purposes only



