



Dockey Court, Stretham, CB6 3GR

CHEFFINS

Dockey Court

Stretham,
CB6 3GR

3 2 1

Guide Price £425,000

- Modern Detached Family Home
- Kitchen / Dining Room & Dual Aspect Living Room
- Driveway for 2 Cars
- Enclosed Garden to Rear
- Air Source Heating with Under Floor Heating Throughout the Ground Floor
- Beautifully Presented
- Freehold / Council Tax Band D / EPC Rating B

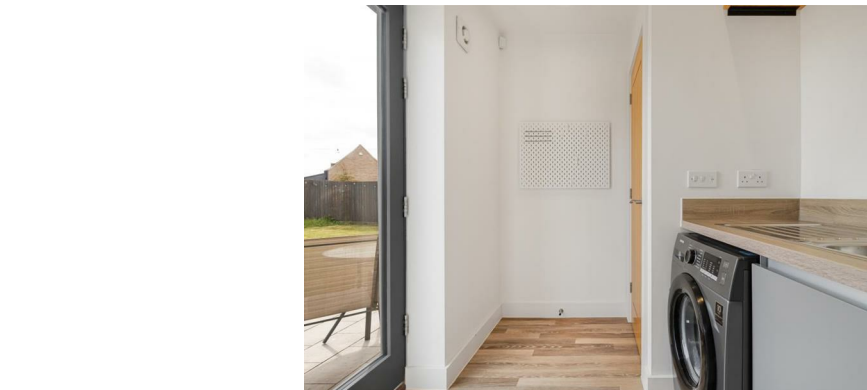
Cheffins are delighted to market this beautifully presented detached family home situated in the popular village of Stretham.

Accommodation comprises entrance hall, cloakroom, living room with feature log burner and French doors providing access into the rear garden, fitted kitchen/dining room, together with a utility room on the ground floor. On the first floor there are 3 good size bedrooms (the principal bedroom benefitting from an ensuite shower room) and a family bathroom to complete the internal accommodation.

Outside there is a block paved driveway to side, together with an open plan mainly lawned garden to front and fully enclosed garden to rear with paved patio and gated access.

Viewing is highly recommended.





LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

ENTRANCE HALL

With entrance door, spotlights, stairs rising to the first floor, Karndean flooring continuing throughout the entire ground floor.

CLOAKROOM

With wash hand basin with tiled worktop and splashback and built-in under storage, low level WC, extractor fan, heated towel rail, Karndean flooring.

LIVING ROOM

A double aspect room with 2 double glazed windows to front and French doors leading into the garden, spotlights, feature fireplace with wood burner, Karndean flooring.

KITCHEN / DINING ROOM

With double glazed window to front, French doors leading through to the garden, wall and base level units with worktop space and LED lights under the cupboards, integrated 1 1/4 stainless steel sink with mixer tap, integrated appliances comprising 4-ring induction hob with overhead extractor hood, built-in double oven, dishwasher and fridge/freezer. Door through to:

UTILITY ROOM

With worktop space, integrated stainless steel sink with mixer tap,

space for washing machine, door leading into the garden, extractor fan, additional storage cupboard housing the HydroBox for the Air Source Heating and pressurised water tank.

FIRST FLOOR LANDING

With 2 double glazed windows to rear, loft hatch, spotlights, radiator.

PRINCIPAL BEDROOM

With double glazed windows to front and side, built-in wardrobe, radiator, door to:

ENSUITE

With large walk-in shower cubicle with tiled splashback surrounding, wash hand basin with mixer tap, tiled worktop space and built-in storage under, low level WC, heated towel rail, tiled flooring with electric under floor heating, frosted double glazed window to rear, shaver point, heated mirror, extractor fan.

BEDROOM 2

With double glazed window to front, radiator.

BEDROOM 3

With double glazed window to front, radiator.

BATHROOM

With side panelled bath with overhead shower, tiled splashback, wash hand basin with mixer tap, tiled worktop space, mixer tap and under storage, low level WC, heated mirror, extractor fan, shaver point, tiled flooring with electric under floor heating, heated towel rail, frosted double glazed window to rear.

OUTSIDE

The property is situated in a small cul de sac with an open plan laid to lawn garden to front with path to the front door. To the side there is a block paved drive.

To the rear of the property there is a garden which is fully enclosed by brick wall and wooden fence panels with laid patio section continuing to the lawn. There is a timber framed shed, Air Source heat pump and gated access leading to the drive.

AGENTS NOTE


There is a service charge payable currently in the sum of £419.76 per annum. The service charge goes to the local Community Land Trust, who maintain the common outdoor space.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs
 District Council





Approximate Gross Internal Area 1260 sq ft - 116 sq m

Ground Floor Area 630 sq ft – 58 sq m

First Floor Area 630 sq ft – 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

