



24 Metcalfe Way, Haddenham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£550,000

24 Metcalfe Way

Haddenham, Ely

This exceptional four bedroom detached house is an individually designed home, thoughtfully crafted by an architect and significantly upgraded by the current owners to offer modern, flexible living across three floors.

The property features a welcoming entrance hall that leads to a spacious lounge and a separate study, ideal for home working or quiet relaxation. The refitted kitchen is finished to a high standard and opens directly into the dining room, providing a sociable space for entertaining family and friends. Upstairs, the accommodation comprises four well-proportioned bedrooms, including a principal suite with a beautifully refitted en-suite shower room. There is also a stylish refitted family bathroom and a further refitted shower room to cater for the needs of a busy household. The second floor landing can also double up as an additional study area.

Outside there is a driveway with parking for four cars, garage and garden to the rear.

This outstanding home combines contemporary living with generous outside areas and is ideally positioned for access to both local amenities and scenic countryside walks. Viewing is highly recommended.



24 Metcalfe Way

Haddenham, Ely

Council Tax Band: F

Tenure: Freehold

EPC Rating: C

- Individual Architect Designed Home
- Significantly Upgraded By Current Owners
- Accommodation Over Three Floors
- 4 Bedrooms (1 Refitted En-Suite)
- Refitted Bathroom & Shower Room
- Refitted Kitchen Leading To Dining Room
- Lounge & Study
- Driveway, Garage & Garden
- Close To Attractive Countryside Walks







Entrance Hall

Split level and with door to front aspect, stairs to first floor, radiator

Cloakroom

With double glazed window to front, low level WC, vanity unit with quartz top and basin, heated towel rail.

Kitchen

Refitted with a superb range of wall and base storage units and drawers with quartz worktops, ceramic sink and drainer, range oven with extractor canopy, integrated dishwasher, under unit lighting, ceiling speakers. Island with oak worktops and breakfast bar drawers and storage units, double glazed window to front. Opening to....

Dining Room

With double glazed French doors to rear, two radiators.

Utility

With double glazed window to front, fitted with matching wall and base level units and worktops, stainless steel sink unit and drainer, radiator.

Study

With double glazed window to side, radiator.

Lounge

With replacement double glazed bifold doors to rear garden, double glazed window to side, open fireplace with timber surround, ceiling speakers, two radiators.

First Floor Landing

With stairs to second floor.

Bedroom 1

With double glazed window to rear, radiator.

Dressing Room

With fitted wardrobes, dressing table and drawers, double glazed window to front, radiator.



En-suite

Refitted with deep, freestanding bath, separate shower, low level WC, vanity unit with basin on a quartz top, double glazed window to front, heated towel rail.

Bedroom 3

With double glazed window to front, fitted wardrobes and bookshelves, radiator.

Bathroom

Refitted with shower over the bath, low level WC, large vanity unit with quartz top and twin basins, double glazed window to side, heated towel rail.

Rear Landing

With Velux window, built in cupboard, access to loft.

Bedroom 2

With double glazed window to rear, radiator.

Second Floor Landing

The space offered by this landing makes an ideal study area and has three Velux windows.

Bedroom 4

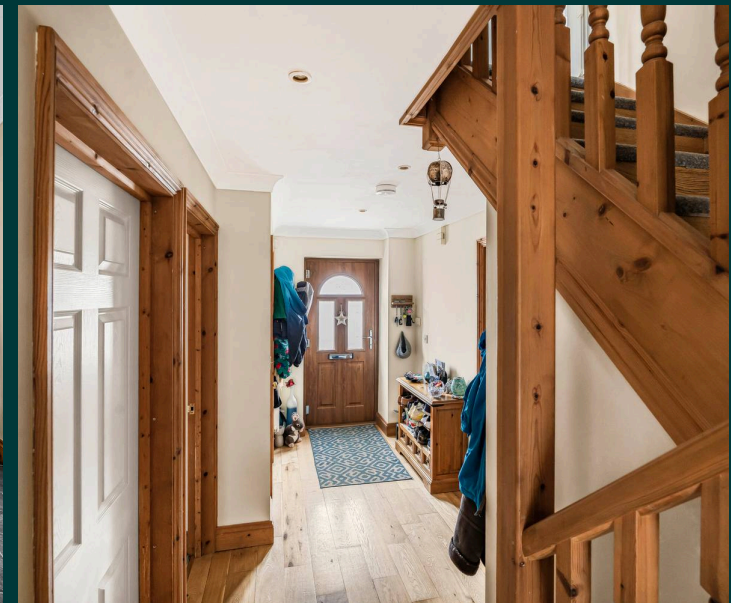
With Velux window, fitted wardrobes and shelves, radiator.

Shower Room

Refitted with double size shower cubicle, low level WC, vanity unit with basin on a quartz top, Velux window, heated towel rail.

Agents Note

The vendors have significantly upgraded the property in the following ways: 1. Replaced flooring in the lounge, bedrooms, landings and stairs. 2. Refitted all three bathrooms. New vanity unit and basin in the ground floor cloakroom. 3. Refitted the kitchen. 4. Additional cupboards, new worktop and sink in utility. 5. New front door and bifold doors in the lounge. 6. Replaced the boiler and radiators in bedroom 1, dining room and cloakroom. 7. The house has fibre for high speed internet connection. 8. Upgraded the thermostats on the radiators so they can be controlled with an app. 9. Replaced the smoke alarms.



Outside

To the rear of the house is a secluded patio with steps up to a large terrace. A further set of steps lead up to a lawned garden with established bushes and hedging. To the side of the house there is a useful additional piece of ground which adjoins the rear of the garage. The vendors had plans prepared for a stylish extension to create an extra living space, these plans can be available upon request.

To the front of the house is a spacious gravelled driveway providing ample off street parking. There is also a garage with electricity connected, an electric front door and double doors into the rear garden.









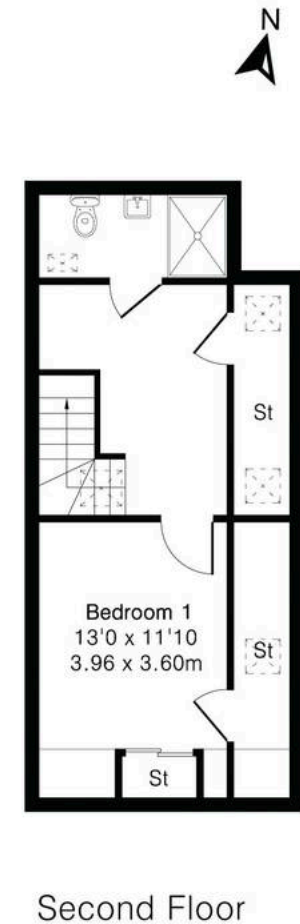
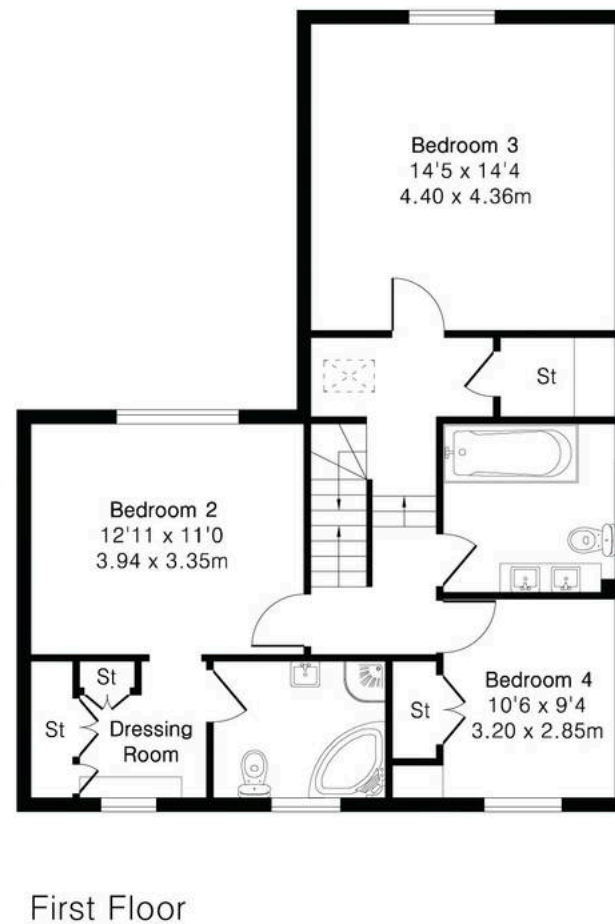
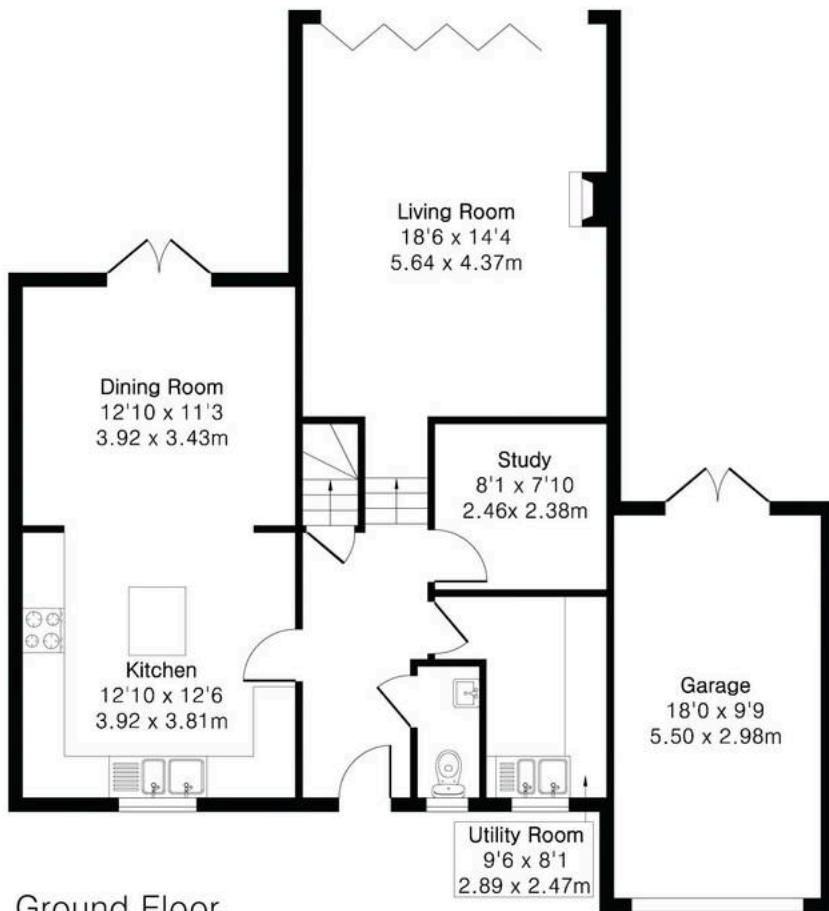
**Approximate Gross Internal Area 1918 sq ft - 178 sq m
(Excluding Garage)**

Ground Floor Area 840 sq ft – 78 sq m

First Floor Area 755 sq ft – 70 sq m

Second Floor Area 323 sq ft – 30 sq m

Garage Area 176 sq ft – 16 sq m





Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

