



Stretham Road, Wicken, CB7 5XH

CHEFFINS

Stretham Road

Wicken,
CB7 5XH

- Generous Modern Detached Family Home
- 4 Double Bedrooms
- 2 Ensuite Shower Rooms & Family Bathroom
- Generous Kitchen/Dining/Family Room Overlooking the Rear Garden
- Living Room & Study/Office
- Ample Parking & Integral Double Garage
- Alarm System
- Private Development of Just 2 Houses
- Freehold / Council Tax Band F / EPC Rating B

Cheffins are delighted to offer to the market this executive detached family home located in the popular village of Wicken, sat on a private driveway providing access to just 2 properties.

The accommodation comprises entrance hall, dual aspect living room, generous kitchen/dining/family room across the back providing access into the garden, separate utility room, ground floor cloakroom, study/office, 4 double bedrooms (2 of which benefit from ensuite shower rooms) and a family bathroom completing the internal accommodation.

There is an integral double garage with access into the house and having electric roller doors. The front of the property offers a tarmac driveway which in turn leads to a further block paved driveway to provide off road parking for numerous vehicles. There is also a generous enclosed garden to front. To the rear there is a mainly laid to lawn garden with paved patios and raised flower beds.

The property further benefits from an alarm system to give extra piece of mind.

To fully appreciate the style and size of this family home, an early viewing is highly recommended.

4 3 2



Guide Price £795,000



LOCATION

Wicken is situated on the A1123 and is about 16 miles from Cambridge, 8 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to The National Trust's Wicken Fen Nature Reserve providing country walks and nature viewing opportunities. There is a church and on the village green is the Maids Head pub.

ENTRANCE HALL

With door to front, stairs to first floor, under stairs storage cupboard, under floor heating.

LIVING ROOM

A dual aspect room with bay window to front, bi-fold doors to rear leading into the rear garden and window to rear, log burner, under floor heating.

GENEROUS KITCHEN/DINING/FAMILY ROOM

Featuring bi-fold doors to rear, further window and door to rear. Fitted with a range of base and wall units, cupboards and drawers with quartz worksurfaces over, inset double sink with boiling water tap, integral full-height fridge and freezer, double oven, 5-ring induction hob with extractor hood over, integral dishwasher, integral bins, under floor heating.

UTILITY ROOM

Fitted with a range of base units with quartz work surfaces over to match the kitchen, sink with mixer tap, window to front, access to loft, plumbing for washing machine, space for tumble drier, under floor heating.

STUDY / OFFICE

With spotlights, window to side, under floor heating.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, window to side, under floor heating

FIRST FLOOR LANDING

With built-in storage cupboard, radiator

BEDROOM 3

With window to rear, radiator.

BATHROOM

Features freestanding bath, shower cubicle, vanity wash hand basin, low level WC, heated towel rail, skylight, under floor heating.

BEDROOM 1

With 2 skylights to side, built-in eaves storage, window to side, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, window to side, heated towel rail, under floor heating.

BEDROOM 4

With window to rear, radiator, built-in wardrobes, access to loft.

BEDROOM 2

A dual aspect room with windows to both front and rear, 2 built-in wardrobes, radiator, Door to:

ENSUITE

Features a 3-piece comprising low level WC, wash hand basin and walk-in shower, window to side, heated towel rail, under floor heating.

OUTSIDE

To the front a tarmac and block paved driveway provides off road parking for numerous vehicles and leads up to the front of the house and the integral double garage. There is also a generous enclosed front garden.

To the rear there is a mainly laid to lawn garden with raised flower beds, paved patio and a further paved

sun patio at the rear. There is also gated access to the front.

INTEGRAL DOUBLE GARAGE

With window to side, 2 electric roller doors to front, door leading into the hallway. There is an electric car charger to the front of the garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











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

Guide Price £795,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – East Cambs District Council





**Approximate Gross Internal Area 2324 sq ft - 216 sq m
(Excluding Garage)**

Ground Floor Area 1087 sq ft – 101 sq m

First Floor Area 1237 sq ft – 115 sq m

Garage Area 313 sq ft – 29 sq m



Ground Floor

First Floor



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>.

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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.

