



Mitchells Yard, Wilburton, CB6 3US

**CHEFFINS**

## Mitchells Yard

Wilburton,  
CB6 3US

- Substantial Detached Home
- 4 Bedrooms (2 Ensuite)
- 4 Reception Rooms
- Superb Kitchen/Dining Room
- Triple Garage And Large Driveway
- Outstanding Views Across Countryside
- Forward Chain Complete
- Freehold / Council Tax Band F / EPC Rating TBC

An immaculately presented and substantial detached home with superb views across countryside to the rear with extensive driveway and triple garage.

When the property was constructed it was finished to a particularly high specification and comprises on the ground floor, entrance hall, cloakroom, family/dining room, lounge, superb garden room, kitchen/dining room, study and utility. On the first floor there are 4 bedrooms with 2 having ensembles and 1 with interconnecting door into the family bathroom. Outside there is a large driveway, triple garage and well maintained gardens overlooking farmland.

To fully appreciate the extent of accommodation and location, a viewing is highly recommended.

4 2 3

Guide Price £775,000





## LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

## RECEPTION HALL

With door to front aspect with full height glazed screens to either side, feature oak staircase, understairs storage cupboard, glazed double doors into dining/family room, inset spotlights, radiator.

## SHOWER ROOM

With Ideal Standard suite comprising low level WC, pedestal hand wash basin, shower cubicle, built-in glass display shelves, inset spotlights, tiled floor, radiator.

## DINING / FAMILY ROOM

With double glazed window to front aspect, two radiators.

## KITCHEN / BREAKFAST ROOM

Fitted with a superb range of high gloss eye and base level storage units and drawers with soft close mechanisms, granite work surfaces, one and a quarter bowl sink unit and drainer, integrated and replaced Bosch dishwasher and fridge, water softener, space for Rangemaster style oven, extractor canopy, under unit lighting, inset spotlights, double glazed window to rear aspect with views across countryside, tiled floor, two radiators.

## UTILITY

Fitted with a range of high gloss eye and base level storage units, stainless steel sink unit and drainer, work surfaces, plumbing for washing machine, wall mounted oil fired central heating boiler, integrated replaced Neff freezer, inset spotlights, tiled floor, access to loft, double glazed window and door to rear aspect, radiator.

## STUDY

With double glazed window to front aspect, television point, inset spotlights, fitted bookshelves, radiator

## GARDEN ROOM

Of brick and UPVC construction with timber

and glazed vaulted roof, with double glazed windows giving superb views across the garden and surrounding countryside, underfloor heating, tiled floor.

## LOUNGE

With feature stone fireplace with gas fire, double glazed window to front aspect, wall lights, two radiators

## GALLERIED LANDING

With feature seating area with full height glazed screens giving views to the front aspect. Access to loft, inset spotlights, double glazed window to rear aspect giving views across countryside, 1 built-in double cupboard and 1 built in double airing cupboard with hot water cylinder, radiator

## BEDROOM 1

With double glazed window to rear aspect giving superb views across the garden and surrounding countryside, built-in single and double wardrobes, telephone point, radiator.

## ENSUITE

With suite comprising wall mounted vanity unit with large sink, shower cubicle, low level WC, double glazed window to rear aspect, inset spotlights, extractor fan, heated towel rail.

## BEDROOM 2

With built-in double wardrobe, television point, double glazed window to front aspect, connecting door into the family bathroom, radiator

## BEDROOM 3

With telephone point, television point, double glazed window to front aspect, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, inset spotlights, double glazed window to rear aspect, heated towel rail

## BEDROOM 4

With built-in double wardrobe, double glazed window to rear aspect across surrounding countryside, radiator.

## BATHROOM

With large pedestal hand wash basin, low level WC, bath with side mounted taps and hand held shower attachment, separate shower cubicle, inset spotlights, extractor fan, tiled floor, double glazed window to side aspect, connecting door to bedroom 2, heated towel rail.

## OUTSIDE

The property is situated in the far corner of this select development with superb views across a paddock and countryside beyond. The front is enclosed by a brick wall and well maintained fence and has an extensive block paved driveway providing ample off street parking. The driveway in turn leads to a triple garage block. The garage has three remotely controlled electric up and over doors, power and light connected, two windows and a personnel door into the rear garden.

The garden is partly walled, immaculately maintained and is mainly lawned with two paved patio areas, one having a timber built gazebo, together with well stocked beds.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

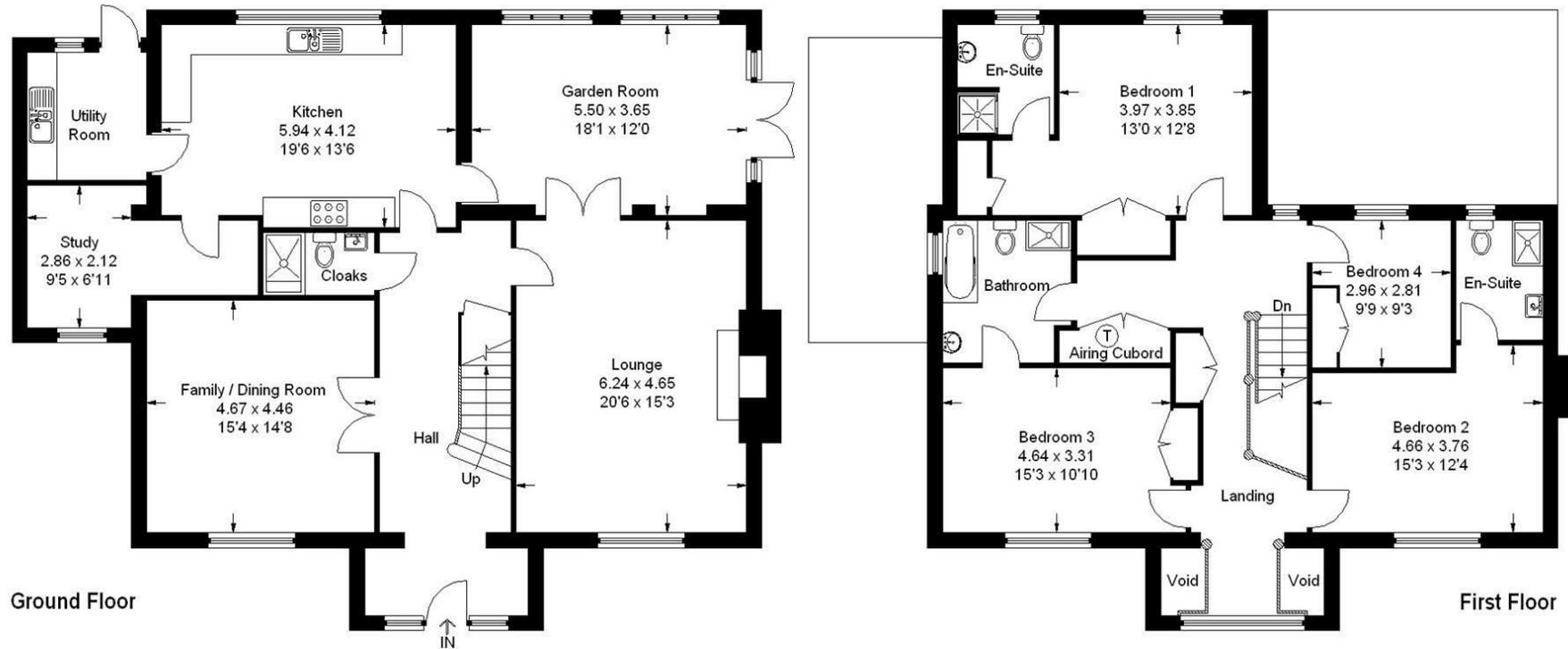


Guide Price £775,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council



## 6 Mitchells Yard Wilburton, CB6 3US

Approximate Gross Internal Area (Excluding Void) :- 243 sq m / 2616 sq ft



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. (ID18028)

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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.