



**Petersfield, Stretham, Ely, Cambridgeshire CB6 3GH**

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## Petersfield, Stretham, Ely, Cambridgeshire CB6 3GH

Occupying a delightful position set back from the road, this beautifully presented detached bungalow offers a thoughtfully designed layout, contemporary styling and the significant benefit of underfloor heating throughout. The property combines generous living space with attractive landscaped gardens, creating a home equally suited to everyday life and entertaining.

- Versatile Accommodation
- Impressive Sitting Room
- Contemporary Kitchen
- Snug/Study/Bedroom Three
- Two Further Bedrooms (One with En-Suite)
- Underfloor Heating Throughout
- Driveway & Landscaped Rear Garden
- Two Reserved Parking Spaces
- Outdoor Office/Hobby Room

**Guide Price £495,000**



**STRETHAM** is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

**ACCOMMODATION** The accommodation is entered via a welcoming reception hall with wood-effect flooring and underfloor heating extending throughout the principal living areas. At the heart of the home is an impressive sitting room, featuring a striking vaulted ceiling that creates a wonderful sense of space and light. A wood-burning stove, set upon a slate hearth with a metro-tiled backdrop, provides an attractive focal point, whilst glazed doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

Adjoining the sitting room is a versatile additional reception room, currently suitable as a snug, study or third bedroom. This bright and airy space benefits from an almost full-height window overlooking the garden and continues the attractive wood-effect flooring found throughout the property.

The contemporary kitchen is comprehensively fitted with a range of high-gloss soft-closing wall and base units complemented by polished quartz work surfaces and matching upstands. Integrated appliances include a fridge/freezer, electric oven and four-ring hob with matching quartz splashback, whilst there is also provision for a dishwasher. LED downlighting enhances the modern finish. Beyond the kitchen, a useful utility room provides further storage, appliance space and access to the outside.

The principal bedroom enjoys direct access to the garden, creating a particularly pleasant outlook and a feeling of connection with the surrounding outdoor space. A stylish shower room serves this bedroom, fitted with a contemporary suite incorporating a vanity wash basin, bidet, concealed cistern WC and walk-in shower with metro-tiled surrounds.

Bedroom two is positioned to the front of the property and benefits from a full wall of fitted wardrobes with mirrored sliding doors. The family bathroom is equally well appointed, comprising a modern white suite with vanity basin, concealed cistern WC and panelled bath with shower over, complemented by metro-style tiling, chrome heated towel rail and ceramic tiled flooring.

**EXTERIOR** Outside, the property is approached via a gravel driveway and enjoys a frontage designed for ease of maintenance. The rear garden is undoubtedly a particular feature of the home, having been thoughtfully landscaped to create a series of attractive outdoor spaces. Immediately adjoining the property is a generous paved terrace, beyond which lies an enclosed timber-decked seating area to one side and a central lawn which is flanked either side by two raised beds. A further random-paved patio and winding pathway lead through beautifully stocked borders containing a wide variety of shrubs, perennials and specimen trees.

Ideal for entertaining or relaxing. This area is complemented by a useful outdoor office, hobby room or storage space. To one side of the garden is a further paved section currently housing a greenhouse and timber shed, providing excellent practicality for keen gardeners.

**AGENTS NOTE** The current owner has indicated there is an annual service charge of £500 for the communal areas.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** B (84/95)

**Viewing** By Arrangement with Pocock & Shaw  
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



**Approximate Gross Internal Area 1115 sq ft - 104 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 shown is for initial guidance only and should not be relied on as a basis of valuation.

