



Holt Fen, Little Thetford, CB6 3HB

**CHEFFINS**

## Holt Fen

Little Thetford,  
CB6 3HB

- Detached Family Home
- Village Location
- Kitchen / Dining Room / Living Room
- 4 Double Bedrooms (2 With Ensuites)
- Wrap Around Garden
- Double Garage And Parking For 2 Cars
- Freehold / Council Tax F / EPC D

Cheffins are delighted to offer to the market this beautifully presented 4-bedroom detached house located in the sought after village of Little Thetford.

The property comprises of kitchen, dining room, living room, utility room, office, snug and cloakroom on the ground floor. The second floor includes four double bedrooms (two with ensuites) and family bathroom completing the accommodation.

The property is set back from the road with a graveled driveway providing ample parking and a double garage. The property benefits from a beautiful wrap around garden with paved areas, laid lawn, garden pond, summer house with mature trees and shrubs to borders.

Viewing is highly recommended.

 4  3  2

**Guide Price £625,000**





## LOCATION

Little Thetford is a small mainly residential village situated approximately 2 miles South of the Cathedral City of Ely, just off the main Ely to Cambridge thoroughfare (A.10). Little Thetford is situated approximately 13 miles North of Cambridge with principal facilities and amenities including shopping, schooling, sporting, domestic etc. available at nearby Ely. There is a mainline rail service to London via Cambridge at Ely. Little Thetford has village amenities, together with a primary school and village bus service.

**ENTRANCE HALL**

With door to front, radiator, stairs leading to first floor.

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, sink with mixer tap over, hob with extractor hood over, integrated oven, space for dishwasher, breakfast bar, two windows to rear, radiator, opening through to..

**DINING ROOM**

With windows to rear and side, 2 skylight windows, radiator, doors to garden. Doors to..

**LIVING ROOM**

With window to front, featured fireplace with brick surround, radiator, doors leading to entrance hall.

**SNUG**

With window to front and side, radiator.

**OFFICE**

With window to side.

**GROUND FLOOR CLOAKROOM**

Fitted with a two piece suite comprising of low level WC and wash hand basin.

**UTILITY ROOM**

Fitted with a range of base and wall units, cupboards and drawers, with worksurfaces over, stainless steel sink with mixer tap over. Space for washing machine, tumble dryer and fridge/freezer. Window and door to side.

**FIRST FLOOR LANDING**

With window to side and storage cupboard.

**BEDROOM 1**

With window to front and rear, radiator, built in wardrobe, door to..

**ENSUITE**

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle. Storage cupboards, heated towel rail, window to front and spotlights.

**BEDROOM 2**

With window to front and side, radiator, built in wardrobe, door to..

**ENSUITE**

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle.

**BEDROOM 3**

With window to rear and side, radiator.

**BEDROOM 4**

Window to rear and side, radiator.

**FAMILY BATHROOM**

Fitted with a four piece suite comprising of low level WC, wash hand basin, bath and shower cubicle. Window to side, spotlights.

**OUTSIDE**

Gravelled driveway to front providing parking for two cars, leading to a double garage and gated access to side.

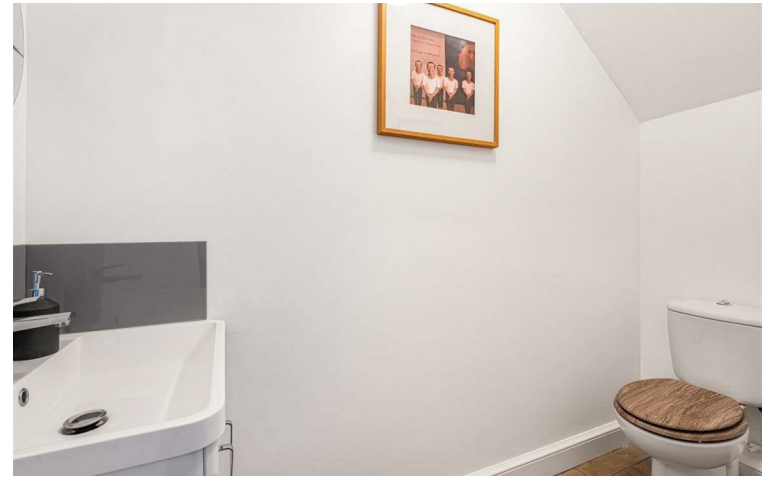
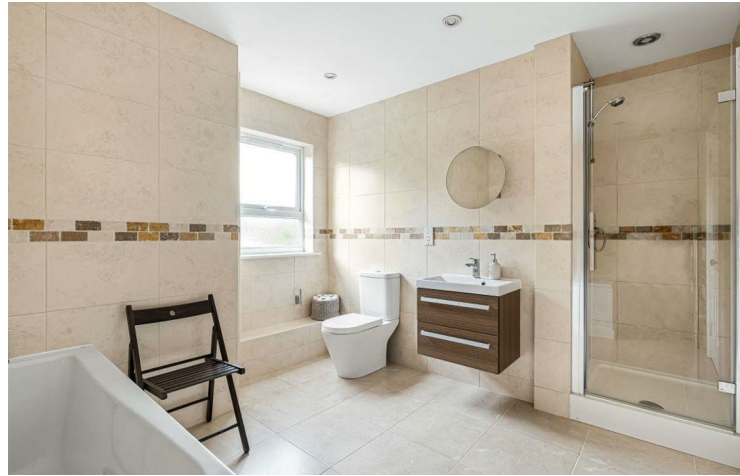
Wrap around garden with paved areas, laid lawn, pond area and mature borders with trees, shrubs and plants.

**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>		67	72
(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		



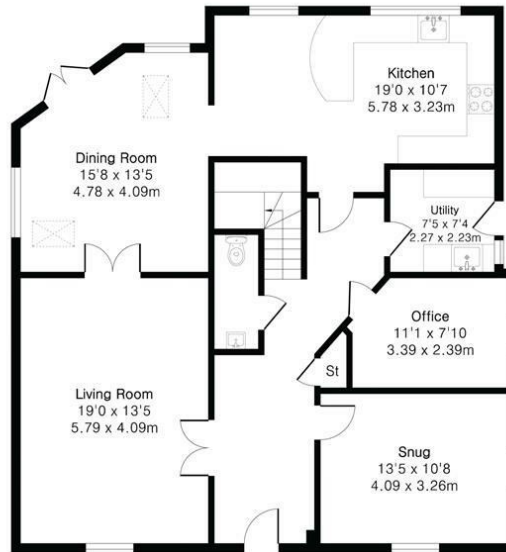
Guide Price £625,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambs District Council



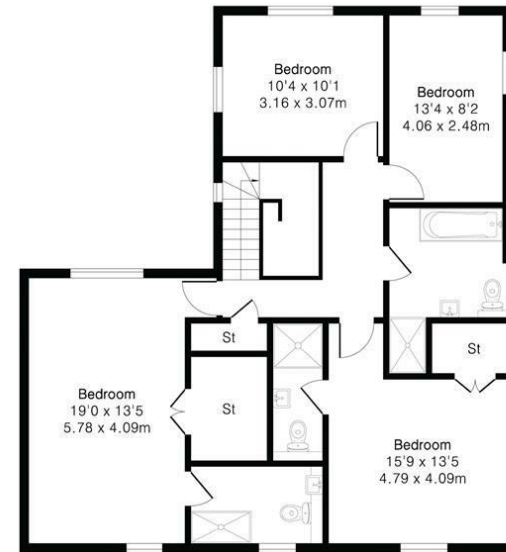
**Approximate Gross Internal Area 2276 sq ft - 211 sq m**

Ground Floor Area 1239 sq ft – 115 sq m

First Floor Area 1037 sq ft – 96 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.

CHEFFINS

[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](http://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.

