



**Hinton View, Haddenham CB6 3SP**

**Guide Price £325,000**

**MA**  
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## Hinton View, Haddenham CB6 3SP

**A delightful detached bungalow in this quiet cul de sac in the popular village of Haddenham.**

**Haddenham is a large, historic village in Cambridgeshire, England, set on the edge of the Fens. It features a broad village green, traditional pubs, and medieval St Mary's Church. Known for its strong community, local markets, and nearby nature reserves, it offers rural charm with easy access to Ely and Cambridge, plus scenic footpaths, historic architecture, and peaceful countryside surroundings.**

**Accommodation includes a living room, fitted kitchen, conservatory, two bedrooms and a wet room. Outside, a mature rear garden overlooks the fields behind. To the front there is a garage and driveway providing additional off road parking.**

### **Must be seen to be appreciated. NO UPWARD CHAIN**

#### Entrance Hall

With doors leading to the living room, all bedrooms and wet room. Dual built-in storage cupboards.

#### Kitchen

12'4" x 9'0"

Fitted with a range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor hood over. Space and plumbing for washing machine. Window to the rear garden. Doors leading to the living room and conservatory.

#### Living Room

18'11" x 10'8"

Spacious, light living room with a large bay window to the side aspect. Radiators. Sliding glazed doors leading to the conservatory. Doors leading to the kitchen and entrance hall.

#### Conservatory

17'4" x 8'10"

Fabulous conservatory with views over the rear garden. LVT wood effect flooring. Two sets of french doors leading to the rear garden. Sliding glazed doors leading to the living room and door to the kitchen.

#### Bedroom 1

10'9" x 10'3"

Spacious bedroom with built-in wardrobes and vanity unit. Window to the front aspect. Radiator. Door leading to the entrance hall.

#### Bedroom 2

10'1" x 9'2"

Spacious bedroom with window to the front aspect. Radiator. Door leading to the entrance hall.

#### Wet Room

7'1" x 5'6"

Modern wet room with white suite comprising low level WC, pedestal handbasin and wall mounted electric shower. Attractively tiled. Obscured window. Door leading to the entrance hall.

#### Outside - Front

Planted beds with pathway leading to the open front porch. Access gate to the rear, Driveway, providing off road parking, leading to the garage.

#### Outside - Rear

Block paved terrace to the rear of the house with two sets of french doors leading to the conservatory. Laid to gravel bed beyond with some attractive shrub and tree planting with lovely views over the surrounding countryside.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 62 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

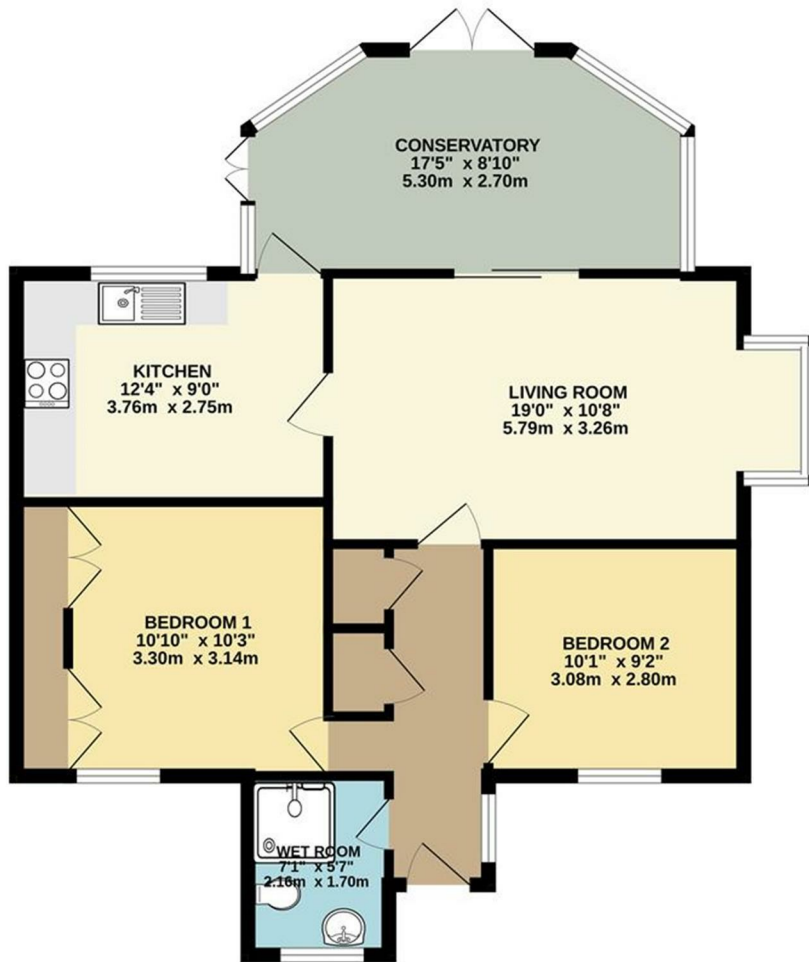
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

#### Location

Haddenham is a historic village and civil parish located in Cambridgeshire, England, situated south of Ely (approx. 13km) and approx. 24 km from the City of Cambridge. It is known for its historic buildings, conservation area, and strong community feel. The village offers a range of local pubs, a butchers, and a village shop with lovely surrounding countryside.

GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- **Delightful Detached Bungalow**
- **Fitted Kitchen**
- **Spacious Living Room**
- **Large Conservatory**
- **Two Bedrooms**
- **Modern Wet Room**
- **Charming Rear Garden**
- **Driveway & Garage**
- **NO CHAIN**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	86	66

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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