



**9 Feast Green  
Stretham, Cambridgeshire**

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# 9 Feast Green, Stretham, Ely, Cambridgeshire, CB6 3GL

Stretham, with its picturesque streets and community atmosphere, embodies the perfect blend of rural tranquillity and modern connectivity. The village boasts a welcoming array of local amenities, including a traditional village pub, shops, a village school and green spaces. Residents can enjoy the serene countryside surroundings while being just a short drive away from the vibrant energy of Cambridge and the architectural wonders of Ely.

Overlooking the large open green to the front aspect is this rarely available four-bedroom detached home on the outskirts of the ever-popular village of Stretham. Downstairs is a generous dual-aspect sitting room, flooded with light and coupled with the spacious kitchen/dining room it creates a home which is perfectly suited to the modern-day family. Upstairs is the well-appointed master bedroom complete with ensuite as well as three further bedrooms and a family bathroom. Outside the property is complete with off-street parking, a garage as well as a large and well stocked rear garden.

## A spacious and well-presented four-bedroom detached family home overlooking a large green.

### Ground Floor

**ENTRANCE HALL** Door with partial glazing above, stairs rising to the first floor, Karndean flooring and doors to:

**CLOAKROOM** With built in hand wash basin with WC, as well as fitted storage. Heated towel rail and Karndean flooring.

**SITTING ROOM** A spacious yet cosy double aspect room with two windows to the front aspect overlooking the green as well as French doors leading to the rear garden. Karndean flooring as well as a woodburning stove.

**KITCHEN/DINING ROOM** A stunning and thoughtfully designed heart of the home; ideal for entertaining. With a range of matching base and wall units fitted with quartz worktops over. A range of island units create additional workspace with an inset sink and mixer tap. Integrated appliances include an electric oven, upgraded steam oven as well as a five-ring induction hob, extractor above, dishwasher, fridge/freezer and a large wine fridge. The remainder of the space provides ample dining room, and is flooded with light from windows to the front aspect and French doors leading to the rear garden. Door to:

**UTILITY ROOM** Fitted with base level storage units and worktops over. Inset sink with mixer tap. Plumbing and space for washing machine, understairs storage and door glazed leading to the rear garden.

### First Floor

**LANDING** With three glazed windows overlooking the rear garden, loft access and doors to:

**MASTER BEDROOM** A large double with a range of fitted wardrobes, window to the front and side aspect. Door to the **ENSUITE** which features a fully tiled walk-in shower, WC and handwash basin fitted with storage below. Window to the side aspect.

**BEDROOM 2** Another comfortable double with window to the front aspect.

**BEDROOM 3** Double bedroom with window to the front aspect.

**BEDROOM 4** With window to the front aspect.

**BATHROOM** With three-piece suite comprising a bath with shower over and fully tiled surround, WC and handwash basin complete with storage under. Heated towel rail and frosted window to the rear aspect.

### Outside

The front of the property is approached by a block paved driveway providing off-street parking. In turn this leads to the **SINGLE GARAGE** which is complete with light and power as well as a door leading to the rear garden. the remainder of the front aspect is mainly laid to lawn with a sandstone path leading to the front door as well as access to the side into the rear garden.

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The rear garden is spacious and well landscaped. Mainly laid to lawn, the space has a large paved terrace abutting the back of the property, providing ample space for alfresco entertaining. Additionally, there is another seating area in the rear corner, raised beds and well stocked borders which create a fantastic family orientated garden.

## Material Information

**SERVICES** The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Underfloor heating on the ground floor, in the bathroom and ensuite, radiators in the bedrooms. **NOTE:** None of these have been tested by the agent.

**AGENTS NOTE** There is a service charge of £190 every 6 months to cover maintenance of the communal spaces. The current vendors have also had planning permission granted for a garage conversion. Ref: **22/01162/FUL**

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX:** Band E. (£2,791.07 per annum).

**EPC:** Band B.

**TENURE** Freehold.

**WHAT3WORDS** foam.calendars.outright

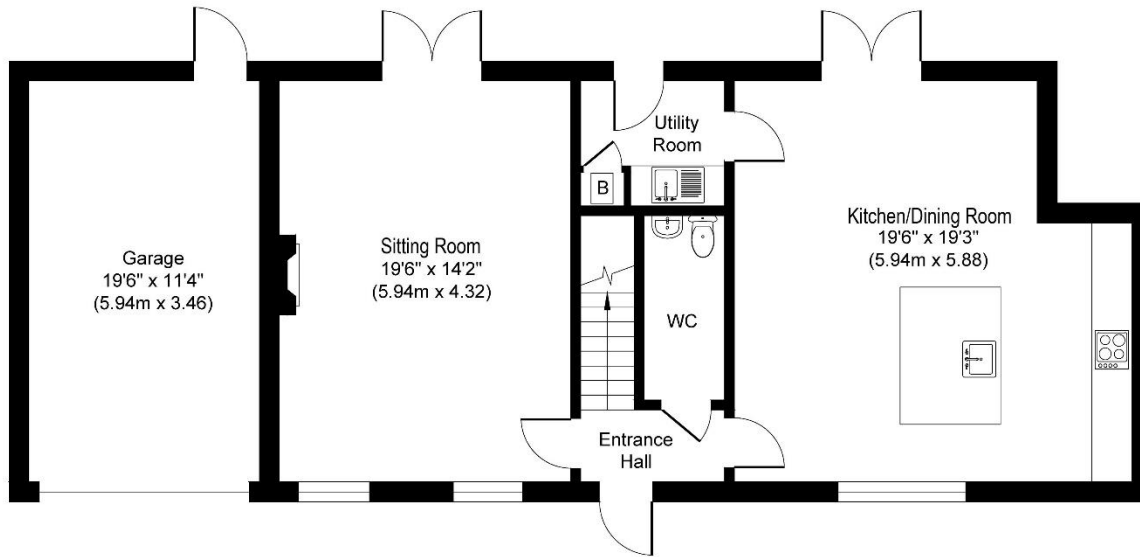
**CONSTRUCTION TYPE** Traditional brick and render construction.

**COMMUNICATION SERVICES (Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

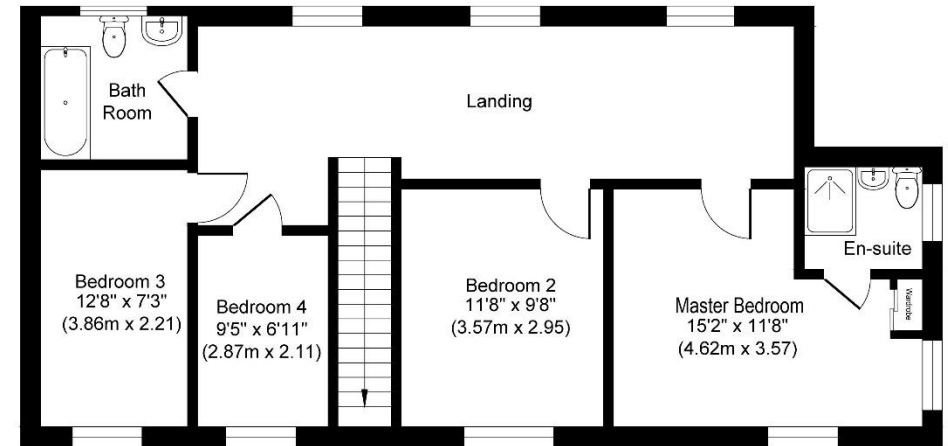
**VIEWING** by prior appointment only through David Burr estate agents.

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**Ground Floor**  
**Approximate Floor Area**  
**1041 sq. ft**  
**(96.67 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**818 sq. ft**  
**(75.97 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

