



HADDENHAM ROAD, WILBURTON, ELY, CB6 3RG

OFFERS AROUND £295,000

Haddenham Road, Wilburton, Ely, CB6 3RG

A well-presented and established three/four bedroom semi-detached home in a non-estate position which has been updated and has delightful views to open fields at both the front and rear.

3 bedrooms - bathroom - kitchen/dining room - living room - family room/bedroom 4 - utility room - entrance hall - ground floor WC - gardens - off-road parking - double glazing - Calor gas tank central heating - solar panels - no upward chain - 0.28 acres

Wilburton is a charming village surrounded by beautiful open countryside. It is located about 9 miles north of Cambridge and 7 miles southwest of the famous Cathedral City of Ely. There is a small village store, public house, social club, Church of England primary school, garden centre, and pottery. The recreation ground has both football and cricket pitches. Close at hand is the River Ouse, as are several delightful walks in the surrounding fenland countryside. More extensive facilities are available in nearby Ely.

This well-presented three/four bedroom house is situated on the edge of the popular village of Wilburton and enjoys views of open fields both to the front and rear. The house further benefits from a large rear garden and flexible living accommodation with a fourth bedroom/family room with shower on the ground floor.

On the ground floor, the entrance hall has stairs to the first floor and door to the living room. The living room features a multi-fuel burner and glazed double doors opening to the kitchen/dining room. There is also an inner hallway with WC off and access to bedroom 4/family room, which benefits from a shower cubicle making it ideal for guests. The bright and airy, extended, kitchen/dining room has a range of modern base and wall units with a five-ring gas hob, oven, extractor hood, and space for a fridge freezer. It also boasts under floor heating and a useful study area, which has been built into an alcove within the dining area. A utility room off the kitchen offers space for a washing machine and dryer and houses the boiler. Patio doors and a part-glazed door lead into the rear garden.



On the first floor are three bedrooms, all of which are double in size and benefit from far reaching views across fields. The master bedroom also features a dressing area with a range of built in wardrobes. In the family bathroom are two wash basins, WC, corner bath with shower attachment, and separate shower cubicle.

At the front of the house is a gravel driveway providing off-road parking and a front garden laid to lawn. The spacious rear garden, which has been further extended to a total of 0.28 acres by the current owners, has delightful views over open fields, is mainly laid to lawn, and also offers a large decked area with wooden outdoor snug. The garden extension includes an area to park a further three vehicles. The property has the further benefit of solar panels, which generate an income of approximately £500 to £600 per annum.

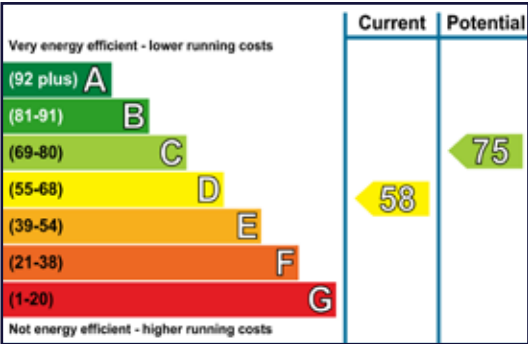
Features of Note

- Well-maintained semi-detached home
- Bedroom 4/family room with shower cubicle
- Three further double bedrooms
- Views over open fields to the front and rear
- No upward chain

Services

Mains electricity, water, and drainage are connected. Gas is connected via Calor gas tank.

Energy Efficiency Rating



The full version is available on our website or on request.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

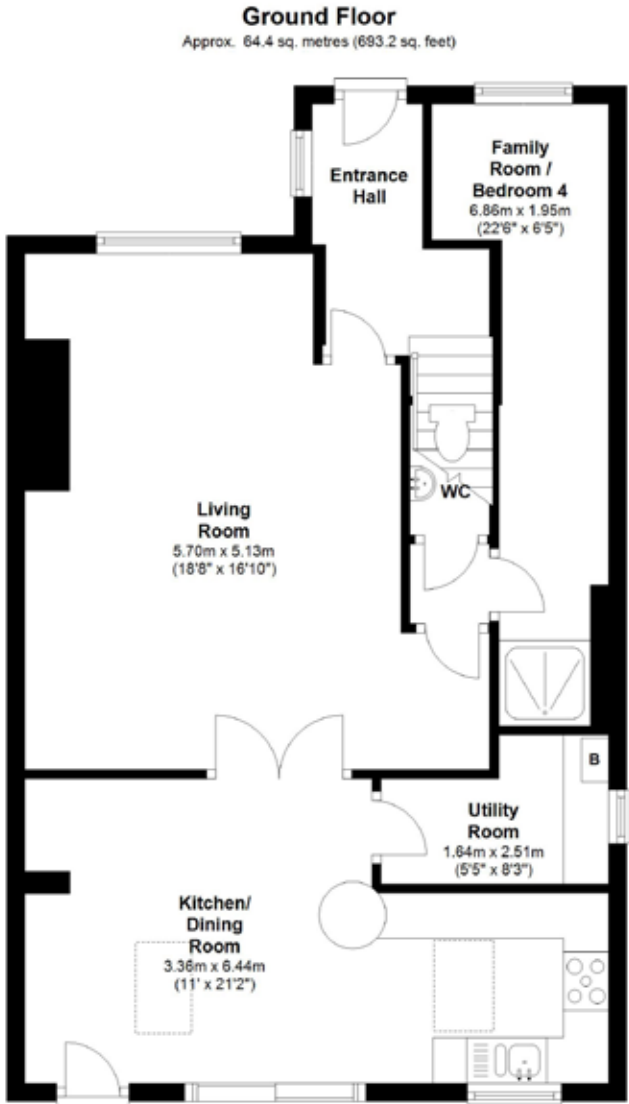
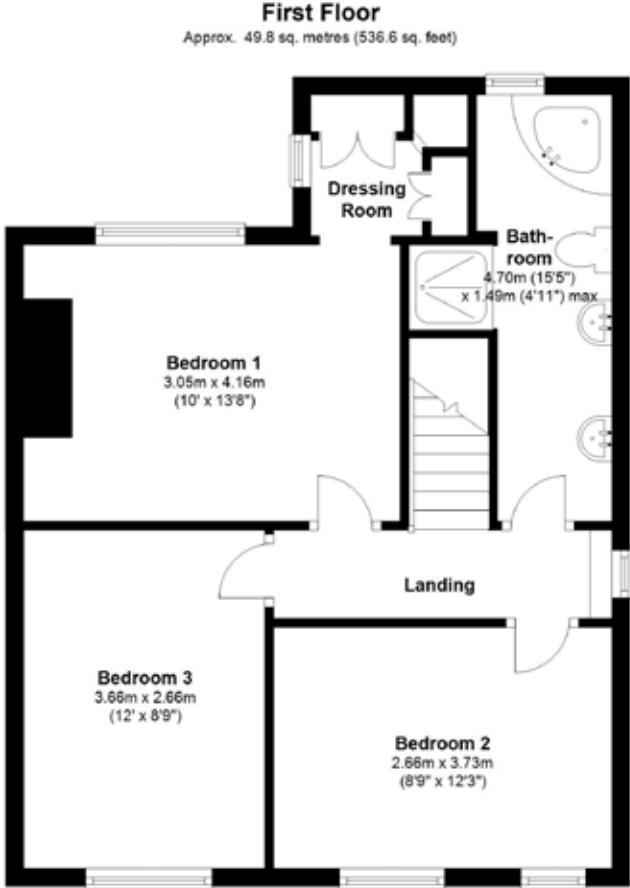
Local Authority

East Cambridgeshire District Council
Tel: 01353 665555 Tax Band: C

Agent’s Note

The current owners rent a garage neighbouring the garden and it may be possible for a purchaser to continue with the lease. Further details available on request.

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Total area: approx. 114.3 sq. metres (1229.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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