



Orchard Way, Haddenham, Ely, Cambridgeshire CB6 3UT

www.pocock.co.uk



Orchard Way, Haddenham, Ely, Cambridgeshire CB6 3UT

A detached family home situated in a highly regarded residential development. Benefitting of the advantage of no upward chain.

Accommodation comprising entrance hall, kitchen, playroom, study, cloakroom and a dual aspect living room, five bedrooms and a family bathroom.

- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Playroom/Second Reception Room
- Dual Aspect Living Room
- Principal Bedroom with Dressing Room and En-Suite
- Four Further Bedrooms
- Double Garage & Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £495,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, general store and a Chinese take away/fish and chip shop. Other facilities include a doctor's surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL Entrance door leading to entrance hallway. Stairs rising to first floor.

CLOAKROOM Fitted with a low level WC and wash hand basin. Window to front aspect and door leading to garage.

PLAYROOM/FAMILY ROOM 8'10" x 11'7" (2.68 m x 3.53 m) With window to front aspect, radiator.

KITCHEN/DINING ROOM 11'10" x 15'8" (3.60 m x 4.78 m) Fitted with a range of base and wall units, cupboards and drawers with work surfaces over. 1 and 1/2 stainless steel sink with mixer tap and drainer, plumbing and space for washing machine and dishwasher, single oven, four-ring induction hob with extractor hood over, tiled flooring and space for an American style fridge/freezer. Sliding door and window to rear aspect.

STUDY 9'8" x 6'7" (2.94 m x 2.01 m) With window to rear aspect, tiled floor and radiator.

LIVING ROOM 17'9" x 12'10" (5.40 m x 3.90 m) With two windows to side aspect and sliding doors to rear aspect. Feature fireplace and stone surround, wooden flooring and radiator.

FIRST FLOOR LANDING With window to front aspect, radiator and access to the loft.

BEDROOM ONE 12'11" x 10'11" (3.94 m x 3.32 m) With window to rear aspect. Radiator. Door to:

DRESSING AREA Fitted with built-in wardrobes. Leading through to:

EN-SUITE Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with shower head over with separate handheld attachment. Tiled splashback and shower, window to front aspect, storage cupboard and radiator.

BEDROOM TWO 13'0" x 8'10" (3.97 m x 2.69 m) With window to rear aspect. Radiator.

BEDROOM THREE 7'11" x 13'3" (2.41 m x 4.04 m) With window to front aspect. Radiator.

BEDROOM FOUR 10'0" x 8'8" (3.04 m x 2.64 m) With window to rear aspect. Radiator.

BEDROOM FIVE 10'0" x 6'8" (3.04 m x 2.04 m) With window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, vanity wash-hand basin and freestanding bath. With a radiator, tiled splashbacks, airing cupboard housing the hot water tank and window to front aspect.

EXTERIOR The front of the property allows off-road parking for two cars, is laid to lawn and a block paved driveway leads you to a double garage measuring 16'10" x 15'7" (5.13m x 4.75m) with up and over door, power and lighting.

To the rear of the property, the garden is mainly laid to lawn with a paved patio area, and a built-in covered entertaining area and a bar.

Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7554





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.