



Ovins Rise, Haddenham, Ely, Cambridgeshire CB6 3LH

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A beautifully presented four bedroom modern detached house with superb open countryside views and double garage situated in a small development with an excellent level of privacy.

- Entrance Hall & Cloakroom
- Superb Open Plan Kitchen/Dining/Family Room
- Sitting Room with Wood Burner
- Study/Office
- Four Bedrooms (Two with En-Suites)
- Family Bathroom
- Driveway Parking & Double Garage
- Enclosed Rear Garden
- Front Views to Open Countryside

Guide Price: £550,000



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, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL Entrance door with tow full length wing windows, Karndeian flooring with underfloor heating which continues throughout the ground floor, staircase rising to first floor with under stairs storage cupboard.

CLOAKROOM Fitted with low level WC and pedestal wash hand basin with mixer tap. Tiled splash backs, heated towel rail, extractor fan, Karndeian flooring.

STUDY 10'7" x 8'3" (3.23 m x 2.51 m) with double glazed window to front aspect having views across open countryside.

SITTING ROOM 15'1" x 11'3" (4.60 m x 3.44 m) with double glazed windows to front and side aspect with views across open countryside. Feature fireplace with brick surround, tiled hearth and wood burning stove, inset ceiling spotlights, double doors to:-

KITCHEN/DINING ROOM/FAMILY ROOM

FAMILY AREA 8'11" x 10'7" (2.72m x 3.24m) with Karndeian flooring, double glazed box bay window to side aspect and double glazed window to rear aspect.

KITCHEN/DINING ROOM 19'1" x 16'2" (5.82m x 4.93m) Fitted with a range of base and wall mounted units with marble work surfaces, integrated dishwasher, fitted oven, island breakfast bar with inset induction hob, drawer unit and cupboards, sink unit with Quooker instant hot water tap, integrated fridge/freezer, under pelmet lighting, double glazed window to side aspect and double glazed bi-folding doors to rear garden.

UTILITY ROOM Fitted wall units and base cupboard, work surfaces with inset stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer, inset ceiling spotlights, double glazed door to side aspect.

GALLERIED LANDING with loft access, airing cupboard housing hot water cylinder, radiator and double glazed window to front having superb views over open countryside.

BEDROOM ONE 11'4" x 10'6" (3.45 m x 3.19 m) with double glazed window to rear aspect, radiator, dressing room with built-in wardrobes, drawers and shelving, door into:

EN-SUITE SHOWER ROOM Fitted with low level WC, vanity unit with inset wash hand basin with mixer tap and fully tiled shower cubicle. Inset ceiling spotlights, heated towel rail, ceramic tiled flooring, double glazed window to side aspect.

BEDROOM TWO 10'6" x 9'10" (3.20 m x 3.00 m) with double glazed window to front aspect, radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with low level WC, wash hand basin with mixer tap and cupboard below and fully tiled shower cubicle. Inset ceiling spotlights, heated towel rail, ceramic tiled flooring, double glazed window to side aspect.

BEDROOM THREE 10'9" x 10'3" (3.27 m x 3.13 m) with double glazed window to rear aspect. Radiator.

BEDROOM FOUR 11'4" x 7'8" (3.46 m x 2.34 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with low level WC, wash hand basin, mixer tap and cupboard below, panel enclosed bath with mixer tap and shower attachment. Heated towel rail, part-tiled walls, inset ceiling spotlights, ceramic tiled flooring, double glazed window to rear aspect.

EXTERIOR The front garden area comprises of a lawn area with views over open countryside. An adjacent block paved driveway provides two off road parking spaces and in turn leads to the double GARAGE measuring 20'4" x 19'11" (6.21m x 6.09m) with remote control electric doors, power and light fittings and a



personal door to side. Gated access leads to the rear garden.

The rear garden is enclosed with fencing and brick wall with a good size lawn area, conifer hedging and flowering shrub borders. There is a patio area with stepping stones leading to the Breeze House with thatched roof and seating area. The garden is also fitted with an outside light, electric power supply and air source heat pump.

Tenure - The property is Freehold

Council Tax - Band F

EPC B (89/97)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7146



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.