



**Cherry Orchard, Haddenham, Ely, Cambridgeshire CB6 3UF**

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## Cherry Orchard, Haddenham, Ely, Cambridgeshire CB6 3UF

A semi-detached spacious three bedroom family home located in the popular village of Haddenham with a generous mature south facing garden.

- Entrance Hall
- Dual Aspect Living Room
- Large Kitchen/Dining Room
- Cloakroom & Utility
- Three Bedrooms
- Family Bathroom
- Large Front Garden
- Generous Mature South Facing Rear Garden

**Guide Price: £299,950**





**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** with staircase rising to first floor.

**LIVING ROOM** 10'7" x 7'9" (3.23 m x 2.36 m) Dual aspect with double glazed windows to front and rear aspects. Feature wood burning stove, radiator and opening to:-

**KITCHEN/DINING ROOM** 18'1" x 10'2" (5.51 m x 3.10 m) with double glazed windows to front and rear aspects. Fitted with a matching range of wall and base units with drawers, inset sink unit and work surfaces. Walk in pantry, with shelving, original tiled flooring.

**UTILITY AREA** with window and door to rear aspect. Space for washing machine and storage shelves. Door to:-

**DOWNSTAIRS CLOAKROOM** with window to rear aspect and low level WC.

**FIRST FLOOR LANDING**

**BEDROOM ONE** 12'2" x 10'3" (3.71 m x 3.12 m) with double glazed window to front aspect. Radiator.

**BEDROOM TWO** 10'8" x 9'7" (3.25 m x 2.92 m) with double glazed window to front aspect. Original fireplace (not in use), radiator.

**BEDROOM THREE** 8'1" x 7'7" (2.46 m x 2.31 m) Currently in use as an office with double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM** Recently renovated with suite comprising low level WC, bath with shower over and vanity unit with inset wash hand basin. Double glazed window to rear aspect, tiled surrounds and heated towel rail.

**EXTERIOR** To the front the generous garden is predominantly laid to lawn, with small flower beds and a path leading to the front door. The garden has the potential to be turned into a driveway to provide off road parking. Current parking is on a layby at the front of the house, to prevent road/pavement parking. To the rear of the property is a large mature south facing garden, bordered by native trees to give a private space. There is a patio/seating area at the top of the garden with pots and trellis leading to semi-formal beds including an alpine garden and a wildlife pond. There is a wildflower area, leading to the bottom of the garden. There is a mature border running down one side, which is a cottage garden, with shrubs and perennial plants, the remainder is laid to lawn.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC** D (64/80)

**Viewing** By Arrangement with Pocock & Shaw  
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.