



Lode Way, Haddenham, Ely, Cambridgeshire CB6 3UL

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A substantial detached family home offering accommodation in excess of 3200sq ft and situated within this popular non-estate location. No upward chain.

- Spacious Entrance Hall
- Living Room
- Kitchen/Dining Room
- Orangery/Sun Room
- Family Room/Snug
- Six Bedrooms
- Ground Floor Bathroom & Two En-Suites
- Double Garage & Driveway Parking
- Established Rear Garden
- No Upward Chain

Guide Price: £795,000



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 15'11" x 11'0" (4.84 m x 3.35 m) with entrance door and two double glazed floor to ceiling windows to front aspect. Staircase rising to first floor. Radiator and parquet flooring.

LOUNGE 24'2" x 16'3" (7.36 m x 4.96 m) with feature brick fireplace, two radiators, two double glazed windows to front aspect

ORANGERY/SUN ROOM 11'8" x 9'0" (3.55 m x 2.75 m) with bi-folding double glazed doors to rear garden, sky lantern, radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 24'0" x 16'8" (7.31 m x 5.08 m) with two double glazed windows to front aspect, French doors to rear garden and Velux window. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and space for wine cooling fridge. Built-in storage cupboard. Central Island with double sink unit and drainer, integral dishwasher, storage cupboards and extended breakfast bar. Space for rangemaster style cooker, electric microwave oven, space for freestanding American style fridge freezer (subject to measurements).

UTILITY ROOM 8'6" x 7'8" (2.60 m x 2.33 m) with single drainer sink unit, base units and wall storage cupboards, tiled splashbacks, plumbing for washing machine, double glazed window and door to rear garden. Oil fired boiler

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator double glazed window to rear aspect.

FAMILY ROOM/SNUG 15'10" x 11'11" (4.83 m x 3.64 m) with double glazed bi-fold doors to rear garden. Two radiators.

GROUND FLOOR BATHROOM Fitted with a four piece suite comprising freestanding bath and shower attachment, walk-in shower cubicle, low level WC and wash hand basin. Heated towel rail, double glazed window to rear aspect.

GROUND FLOOR BEDROOM FIVE 15'11" x 8'5" (4.85 m x 2.57 m) with fitted wardrobes, two double glazed windows to front aspect and radiator.

GYM/BEDROOM SIX 15'4" x 12'4" (4.67 m x 3.76 m) with two double glazed windows to front aspect, staircase rising to first floor, radiator. Walk-in storage cupboard with double glazed window to rear aspect. Door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Double glazed window to rear aspect. Radiator.

FIRST FLOOR LANDING with double glazed window to front aspect, Velux window to rear aspect, radiator and loft access.

FIRST FLOOR BEDROOM ONE/STUDY 17'3" x 12'3" (5.25 m x 3.74 m) Dual aspect room with double glazed window to front aspect and window to rear. Eaves storage cupboards and radiator.

PRINCIPAL BEDROOM TWO 17'11" x 17'9" (5.45 m x 5.41 m) Dual aspect room with two double glazed windows to front aspect and Velux windows to rear aspect. Two radiators, eaves storage cupboard. Airing cupboard with hot water tank, radiator. Walk in Dressing room - with fitted shelving, loft access. Door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising double shower cubicle with drencher showerhead over, low level WC and feature circle wash hand basin. Heated towel rail, window to rear aspect.

BEDROOM THREE 18'10" x 7'5" (5.75 m x 2.26 m) with double glazed window to front aspect, radiator and eaves storage cupboard.



BEDROOM FOUR 18'10" x 7'4" (5.75 m x 2.24 m) with Velux windows to rear aspect, two radiators, eaves storage cupboard.

EXTERIOR To the front of the property you will find an expansive gravel driveway, which in turn leads to the double GARAGE, and provides off-road vehicle parking. Well maintained front garden consisting of lawn and well stocked borders with a variety of plants and shrubs and low level hedge to front.

Gated access either side of the property leads to a fully enclosed rear garden which is predominantly laid to lawn with entertaining areas.



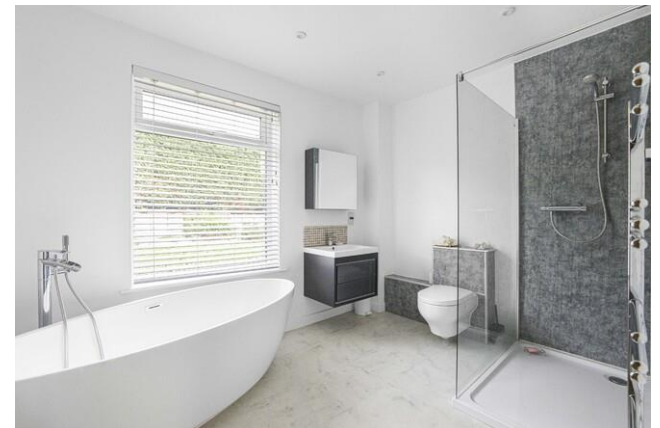
Tenure - The property is freehold

Council Tax - Band D

EPC D (62/71)

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

Ref CWH/7054



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.





Approximate Gross Internal Area 3299 sq ft - 307 sq m

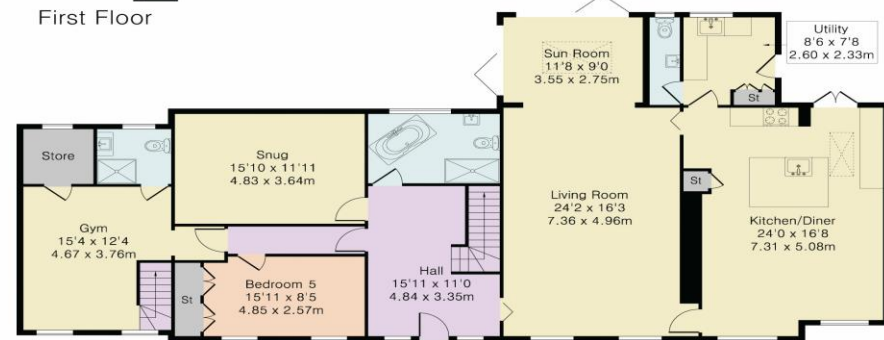
Ground Floor Area 1879 sq ft – 175 sq m

First Floor Area 1004 sq ft – 93 sq m

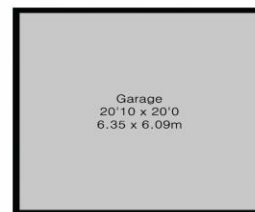
Second Floor Area 416 sq ft – 39 sq m



First Floor



Ground Floor



Garage



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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