



Cherry Orchard, Haddenham, Ely, Cambridgeshire CB6 3UF

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An immaculately presented and greatly improved three bed semi-detached property boasting open plan kitchen/dining room, separate lounge, cloakroom, family bathroom, enclosed garden and driveway.

- Entrance Hall & Downstairs Cloakroom
- Lounge
- Open Plan Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Landscaped Rear Garden
- Oil Heating

Guide Price: £325,000



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 with door to front aspect, radiator, staircase rising to first floor with half landing, double glazed window to front aspect and storage cupboard.

LOUNGE 20'3" x 13'5" (6.17 m x 4.10 m) Dual aspect room with double glazed window to front aspect and French doors to garden.

OPEN PLAN KITCHEN/DINING ROOM 23'7" x 11'5" (7.20m x 3.48m)

KITCHEN AREA with single sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, electric oven, induction hob and extractor hood. Integral fridge/freezer and dishwasher. Breakfast bar, French doors opening to rear garden, double glazed window to side aspect and benefits from a double glazed sky lantern.

DINING AREA with double glazed window to side aspect, radiator and oil fired boiler.

DOWNSTAIRS CLOAKROOM with low level WC.

UTILITY ROOM 9'0" x 5'5" (2.75 m x 1.66 m) with single sink unit and drainer, fitted with a range of matching units including wall mounted units, base units, plumbing for washing machine, radiator and door to rear garden.

FIRST FLOOR LANDING with loft access, airing cupboard housing the hot water tank, double glazed window to front aspect.

BEDROOM ONE 15'5" x 10'6" (4.70 m x 3.21 m) with double glazed window to rear aspect, radiator, fitted built-in wardrobes.

BEDROOM TWO 10'8" x 9'10" (3.24 m x 3.00 m) with double glazed window to rear aspect, radiator and built-in storage cupboard.

BEDROOM THREE 9'10" x 8'2" (3.00 m x 2.48 m) with double glazed window to front aspect, radiator and built-in storage cupboard.

FAMILY BATHROOM Fitted with panel enclosed bath with shower above, low-level WC, vanity set wash hand basin, heater, towel rail, double glazed window to side aspect.

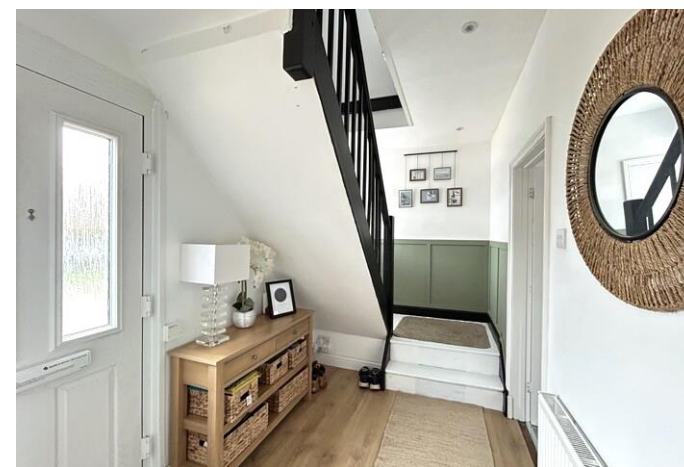
EXTERIOR To the front of the property you will find a spacious gravel driveway providing off-road vehicle parking. Gated access leads to a well-designed landscaped garden with lawns, raised borders and Dunster covered pergola offering a pleasant outdoor dining area. The rear garden also contains the oil tank for the heating system and additional storage.

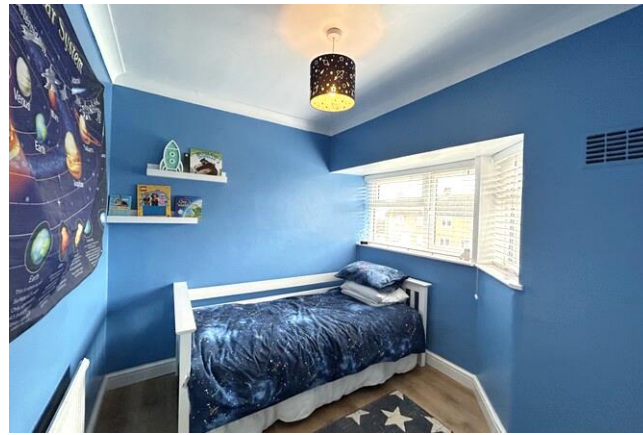
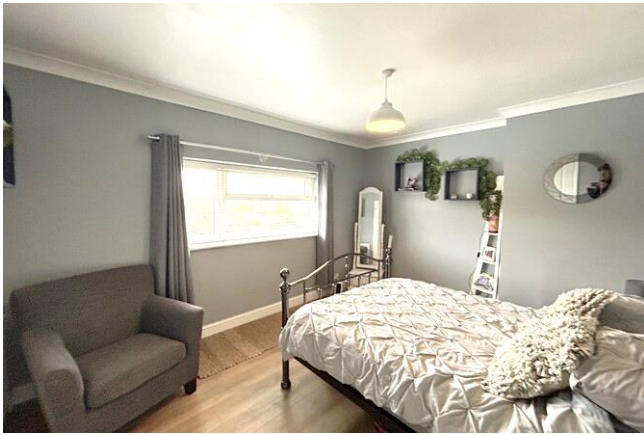
Tenure The property is Freehold

Council Tax Band B **EPC** D (61/80)

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Ref CWH-7117





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. (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.