



Station Cottages, Sutton Road, Haddenham, Ely, CB6 3PS

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Station Cottages, Sutton Road, Haddenham, Ely, Cambridgeshire, CB6 3PS

A spacious well appointed two bedroom semi-detached cottage with gardens, garage and parking in this sought after village location.

- Spacious Dual Aspect Kitchen/Dining Room
- Dual Aspect Living Room
- Two Bedrooms
- Bathroom
- Cottage Style Gardens to Front and Rear
- Two Parking Spaces
- Single Garage

Guide Price: £275,000



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, two cafes, craft centre and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

KITCHEN/DINING ROOM 14'0" x 11'0" (4.27 m x 3.36 m) Spacious dual aspect room with double glazed windows to side and front and entrance door. Comprehensively fitted with a matching range of wall and base units with drawers and work surfaces over and metro style tiled splashbacks. Inset stainless steel 1 1/4 bowl single drainer sink unit with mixer tap. Cooking appliances include a Zanussi electric oven/grill with Electrolux four ring halogen hob over with metro tiled splashbacks and extractor hood in a stainless steel and glass finish. Breakfast bar, plumbing and space for washing machine and dishwasher.

LIVING ROOM 19'0" x 10'11" (5.78 m x 3.32 m) Dual aspect room with double glazed window to side and double glazed sliding patio doors to rear garden. Open fireplace on a raised brick hearth with painted brick feature, staircase rising to first floor, wood effect flooring, two radiators, under stairs cupboard, fitted shelving to chimney breast recess.

FIRST FLOOR LANDING with double glazed window to side, radiator and hatch to roof space.

BEDROOM ONE 14'1" x 11'0" (4.30 m x 3.36 m) Light dual aspect room with double glazed windows to front and side. Free standing wardrobes included with fitted drawers, radiator.

BEDROOM TWO 11'1" x 10'2" (3.39 m x 3.11 m) with double glazed window to rear, radiator and built-in wardrobe with hanging rail and shelf.

BATHROOM with double glazed window to side. Fitted with a modern three piece suite comprising corner bath with central mixer taps, separate shower cubicle, low level WC and pedestal wash hand basin. Tiled surrounds and floor.

EXTERIOR To the front of the property is a gravelled parking area shared with the neighbouring cottage and there are two parking spaces. Pathway leads to the garden. The front garden consists of shrubs, perennials and small trees, all very much in a cottage style.

Adjacent to the property is a part gravelled pathway - next to which is a raised bed with a variety of shrubs and perennials. There is also a timber shed measuring 8ft x 6ft. The rear garden is a particular feature of the property and consists of a raised timber decked terrace, beyond which it is predominantly laid to lawn and bordered by a wide range of perennials, shrubs and trees. At the very end of the garden is a wood store.

GARAGE 17'1" x 9'8" (5.20 m x 2.95 m) with up and over door, power and light, personal door and window.

Tenure The property is Freehold

Council Tax Band B **EPC** E (50/81)

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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.