



Aldreth Road, Haddenham, Ely CB6 3PW

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Aldreth Road, Haddenham, Ely, Cambridgeshire CB6 3PW

A charming three bedroom cottage with beautiful private gardens and fantastic countryside views to the rear just a short distance from the centre of this popular village.

- Character End Terrace Cottage
- Sitting Room & Kitchen
- Study/Family Room
- Garden Room/Dining Room
- Three Bedrooms & Bathroom
- Air Source Heating
- Beautiful Mature Rear Garden
- Garage to Rear
- Countryside Views to Rear

Guide Price: £295,000



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 entrance door to side aspect, black and white tiled floor.

DOWNSTAIRS CLOAKROOM with window to side aspect. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

SITTING ROOM 20'7" x 12'8" (6.27 m x 3.86 m) with feature fireplace and fitted multi-fuel burning stove, two radiators, staircase rising to first floor with under stairs storage cupboard, stripped timber flooring.

KITCHEN 12'6" x 7'11" (3.81 m x 2.41 m) with window opening to Garden/Dining room. Fitted with a range of matching wall and base units with drawers and worksurfaces over, inset 1 & 1/4 single drainer sink unit with mixer taps and tiled splashbacks. Built-in oven & grill with hob and extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer.

STUDY/FAMILY ROOM 11'4" x 9'7" (3.45 m x 2.92 m) with window to rear aspect, access to loft space, radiator.

GARDEN/DINING ROOM 10'3" x 9'10" (3.12 m x 3.00 m) with painted timber flooring, window and door to rear aspect, double glazed roof.

FIRST FLOOR LANDING

BEDROOM ONE 12'2" x 9'10" (3.71 m x 3.00 m) with window to front aspect, louvre fronted storage cupboard, radiator.

BEDROOM TWO 10'2" x 8'0" (3.10 m x 2.44 m) with window to front aspect, radiator.

BEDROOM THREE 9'0" x 8'6" (2.74 m x 2.59 m) with window to rear aspect, radiator.

FAMILY BATHROOM Fitted with a three piece white suite comprising vanity unit with inset wash hand basin, low level WC and panel enclosed bath with shower over. Tiled splashbacks, window to rear aspect, feature wall panelling.

EXTERIOR The property fronts onto Aldreth Road with pedestrian side access. To the rear there is a mature garden which is well stocked with a good selection of flowers and shrubs, patio and lawn area. The garden backs onto paddock land and a rear shared access leads round to the single **GARAGE** being approximately 18' x 10' fitted with metal up and over door and personnel door into the garden.

Tenure The property is Freehold

Council Tax Band B

EPC D (56/80)

Viewing By Arrangement with Pocock & Shaw
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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.