

pocock & shaw

Residential sales, lettings & management



7 Ditchfield,
Reach,
Cambridge, CB25 0JA

A much improved and modernised 3 bedroom semi detached house set within a desirable village location with a good sized garden, ample parking and views to the rear towards open fields.

Guide Price: £340,000



Reach is an attractive village between Cambridge and Newmarket, well placed for the A14 which provides good commuter links. The village itself is centred around an attractive Green and has a Church, Public House etc, whilst the larger village of Burwell is only 2 miles away and has a variety of shops and facilities. The famous horse-racing town of Newmarket, with its extensive shopping and leisure facilities, is also easily accessible. The property is ideally placed for Kings School, Ely, as well as Bottisham Village College which has received favourable Ofsted Reports.

This semi detached family house has in the last few years been considerably updated and improved providing spacious accommodation complimented by Upvc double glazing and an oil fired central heating system. In addition, the properties location affords an attractive outlook to the rear towards open fields. Off road parking is available both to the front and rear of the house and there is a good sized rear garden.

In detail the accommodation includes:-

Ground Floor

Entrance Hall

Entrance door, radiator, stairs to the first floor.

Sitting Room 4.22m (13'10") x 4.08m (13'4") max
With a box bay window to the front, recessed ceiling spot lights, radiator, large opening to:

Kitchen/Dining Room 6.27m (20'7") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood, two windows to the rear, radiator, recessed ceiling spotlights, door to the garden.

First Floor

Landing

With a window to the side, access to loft space.

Bedroom 1 4.02m (13'2") x 2.74m (9')

With a window to the rear, radiator, built in wardrobes.

Bedroom 2 3.63m (11'11") x 3.20m (10'6")

With a window to the front, radiator.

Bedroom 3 3.00m (9'10") max x 2.73m (8'11")

With a window to the front, radiator.

Bathroom

Fitted with three piece suite comprising of a bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin and low-level WC, extractor fan, window to the rear, heated towel rail, recessed ceiling spotlights.

Outside

The property is set behind a front drive way laid to shingle and providing off road parking for at least two cars. The rear garden is laid to lawn with screen fencing, oil storage tank, exterior combination oil fired boiler providing heat and hot water. There is an additional parking space at the end of the rear garden accesses via a rear track.

Services

Mains water, drainage and electricity are connected.

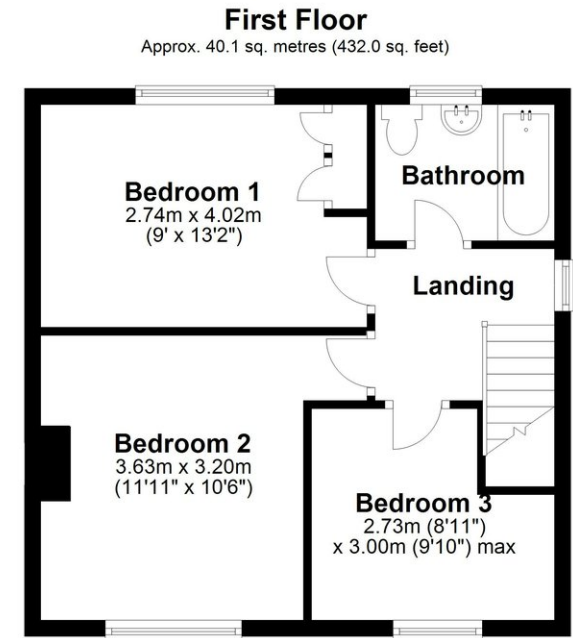
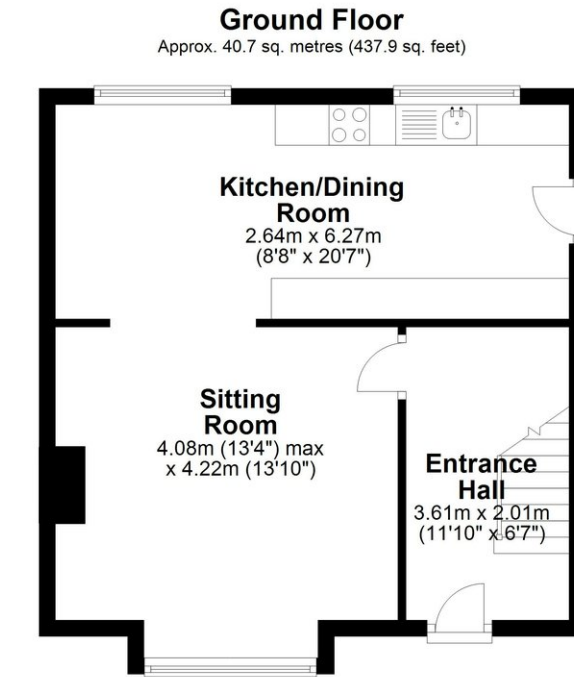
Tenure

The property is freehold.

Council Tax Band: C Forest Heath District .

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





Total area: approx. 80.8 sq. metres (869.9 sq. feet)



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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