



Orchards, School Lane, Chittering, CB25 9PW

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Orchards, School Lane, Chittering, Cambridge CB25 9PW

A particularly well appointed four bedroom detached bungalow set on a generous plot with gardens, extensive parking and garage, situated in this popular hamlet approximately 10 miles from Cambridge.

- Entrance Porch & Hallway
- Impressive Open Plan Kitchen/Living/Dining Room
- Four Bedrooms
- Four Piece Bathroom Suite
- Utility Room & WC
- Ample Off Road Parking
- Garage/Workshop
- Rear Garden & Outbuilding/Workshop
- Ely approximately 8 Miles

Guide Price: £650,000



CHITTERING is a hamlet about 8 miles north of Cambridge and it is part of the parish of Waterbeach. The village lies on the Ely Road between Waterbeach and Stretham situated along the banks of the River Cam. Local amenities include a primary school, post office, local shops and community centre along with a regular bus service. There is easy access to both Cambridge and Ely along the A10 with transport links on to the A14 and M11.

ENTRANCE PORCH with double doors to front and door through to: - **ENTRANCE HALL** with wood effect flooring, two radiators, linen/airing cupboard, further cupboard housing the oil fired boiler serving the central heating and hot water systems.

IMPRESSIVE OPEN PLAN KITCHEN/LIVING/DINING ROOM 27'4" x 10'3" (8.33 m x 3.12 m)

LIVING ROOM AREA with 2.9m wide patio doors to the rear garden. Wood effect flooring, two contemporary upright radiators, opening to:-

KITCHEN/DINING ROOM 19'1" x 10'6" (5.82 m x 3.20 m) with double glazed window to side. Comprehensively fitted with a matching range of soft closing high gloss wall and base units, including drawers, with roll edge work surfaces over and matching splashbacks. Plumbing for dishwasher, built-in cooking appliances include a Hotpoint double oven/grill with Cooke and Lewis four ring induction hob and extractor hood over. Downlighters to ceiling, single drainer sink unit.

PRINCIPAL BEDROOM 16'1" x 11'3" (4.90 m x 3.43 m) minimum measurements. Double glazed window to front, radiator, wood effect flooring, fitted with Sharps wardrobes with part mirrored sliding doors.

BEDROOM TWO 13'1" x 13'0" (3.98 m x 3.95 m) with double glazed window to front, wood effect flooring, fitted Sharps wardrobes with mirrored sliding doors.

BEDROOM THREE 12'0" x 11'11" (3.65 m x 3.63 m) plus door recess. Double glazed window to rear, fitted wardrobe by Sharps with part mirrored sliding doors, wood effect flooring, radiator.

BEDROOM FOUR 17'4" x 8'1" (5.28 m x 2.47 m) with double glazed windows to front and side. Wood effect flooring and radiator.

BATHROOM Fitted with a four piece suite in white comprising panel enclosed bath with mixer taps, 1.48m wide shower cubicle with 6" square overhead drencher and separate hand shower attachment, vanity unit and wash hand basin. Close coupled WC. Fully tiled walls, Velux sun pipe and radiator.

UTILITY ROOM 10'4" x 9'5" (3.14 m x 2.88 m) maximum measurements. Personal door to garage, door to WC, upright towel rail/radiator, plumbing for washing machine and space for further appliances. Single drainer stainless steel sink unit with mixer tap and cupboards above and below. Door and double glazed window to front.

EXTERIOR The property is set back from the lane behind a fence and double five barred gates. It is gravelled and therefore provides hard standing for numerous vehicles.

The rear garden is a particular feature of the property. There is a wide two stage terrace from the bungalow, beyond this is a fenced area of lawn and concrete base with a variety of shrubs including roses. Accessed via a five bar gate, the remaining garden is laid to grass with timber panel fencing. There is also a large timber outbuilding/workshop which measures approximately 19'3" x 9'5" (5.88m x 2.86m) which has power connected.

AGENTS NOTE There are two attic areas both of which have pull down ladders for access.

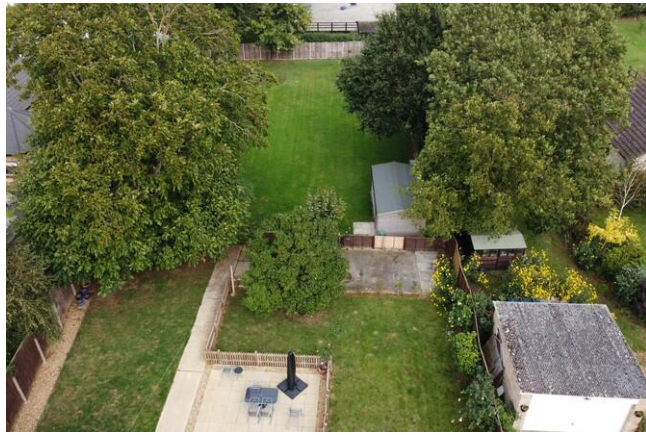
Tenure The property is Freehold

Council Tax Band F **EPC** D (61/78)

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

Ref GVD/6802





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.