



Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD

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## Station Road, Haddenham, Ely, Cambridgeshire, CB6 3XD

A beautifully presented and deceptively spacious five bedroom detached family home situated off a private drive and overlooking countryside to the rear.

- 'L' Shaped Sitting / Dining Room
- Kitchen / Breakfast Room
- Snug
- Study
- Utility Room, Cloakroom & Boot Room
- Five Bedrooms (Two with En-Suites)
- Family Bathroom
- Driveway & Off Road Parking
- Landscaped Rear Garden Overlooking Countryside

**Guide Price: £685,000**



**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west 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 front, staircase rising to first floor and useful storage recess under, high gloss ceramic tiled flooring, two double glazed windows to front and four way dimmer switches. Glass doors opening to Kitchen / Dining Room with countryside views to the rear.

**'L' SHAPED SITTING ROOM/DINING ROOM** 15'9" x 13'1" (4.80 m x 4.00 m) **SITTING ROOM** with two double glazed windows to front with shutters, radiator, solid wood flooring, feature open fire with an attractive surround and opening up to:-  
**DINING AREA** 11'1" x 8'10" (3.38 m x 2.68 m) with wood flooring, radiator, double glass doors to:-

#### **KITCHEN/BREAKFAST ROOM**

**KITCHEN** measuring 11'7" x 10'8" (3.53m x 3.25m) Fitted with a matching range of wall and base units with granite work surfaces over leading to breakfast bar, inset stainless steel sink unit with mixer tap, feature tiled splashbacks, space for electric cooker with stainless steel extractor canopy over, built-in appliances include fridge freezer and dishwasher, ceramic tiled flooring which continues into:-

**BREAKFAST ROOM** 21'2" x 15'9" (6.45m x 4.80m) with double glazed doors opening to rear garden, breakfast bar, opening to vaulted ceiling with a full feature window to rear, Velux windows and ceramic tiled flooring. (All with underfloor heating)

**REAR LOBBY** with underfloor heating.

**UTILITY ROOM/BOOT ROOM** with double glazed door to rear. Fitted with wall and base units, space for American style fridge freezer (subject to measurements) radiator, ceramic tiled flooring.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Ceramic tiled flooring.

**SNUG** 17'11" x 8'10" (5.45 m x 2.70 m) with double glazed window to rear, radiator, ceramic tiled flooring, double doors opening to:-

**STUDY** 9'8" x 8'2" (2.95 m x 2.50 m) with recess for storage, ceramic tiled flooring with underfloor heating, door to:-

**MAIN UTILITY ROOM** Fitted with wall and base units with work surfaces over, space and plumbing for washing machine and space for tumble dryer, further built-in cupboard. Ceramic tiled flooring with underfloor heating, door to partially converted garage which offers storage - measuring 13'7" x 7'5" (4.15m x 2.25m) with double over and over door to front aspect, work surface and stainless steel sink unit with mixer tap, space for fridge and freezer.

**FIRST FLOOR LANDING** with sunken spotlights, access to loft, built-in airing cupboard housing water cylinder and slatted shelves. Further double storage cupboard. Radiator.

**PRINCIPAL BEDROOM** 14'9" x 13'4" (4.50 m x 4.06 m) with two double glazed windows to front, two radiators, opening to a walk-in dressing area with built-in wardrobes with overhead storage, hanging space, shelving and drawers. This in turn then leads to the **EN-SUITE SHOWER ROOM** which is fitted with a four piece suite comprising low level WC, wash hand basin, bath with side taps and single shower cubicle. Tiled splashbacks, heated towel rail, ceramic tiled flooring and double glazed dormer window overlooking countryside to the rear.

**BEDROOM TWO** 13'9" x 10'6" (4.18 m x 3.20 m) Vaulted ceiling, double glazed window to rear, radiator.

**BEDROOM THREE** 13'1" x 11'2" (4.00 m x 3.40 m) with two double glazed windows to front. Radiator.

**BEDROOM FOUR** 11'2" x 8'6" (3.40 m x 2.60 m) with double glazed window to rear, radiator, built-in double wardrobe, cupboard, radiator, door to EN-SUITE SHOWER ROOM which is fitted with a three piece suite comprising low level WC, wash hand basin and shower. Tiled surrounds, heated towel rail, ceramic tiled flooring, double glazed window to rear.

**BEDROOM FIVE** 11'1" x 9'0" (3.37 m x 2.75 m) with double glazed window to front, radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising feature bath with side fitted taps, low level WC, vanity unit with two inset wash hand basins and walk-in double shower with drencher head over. Tiled splashbacks, heated towel rail, laminate flooring.

**EXTERIOR** The property is set back off Station Road with shared driveway leading to the front of the house. Gated access leading to block paved off road parking, side gated access to the rear and double garage doors leading to the storage area. The rear garden is certainly a feature to be noted as it offers an excellent level of privacy and backs onto countryside to the rear. The garden has been landscaped to create a large lawn area, raised feature bedding, play area and patio area directly behind the property. Wendy house and further seating area to the rear.



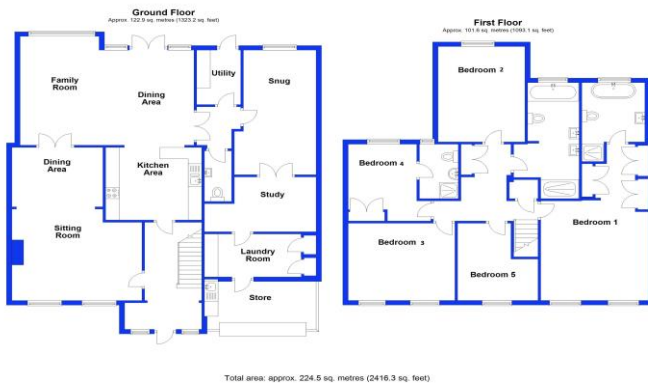
**Tenure** - The property is Freehold

**Council Tax** - Band D

**EPC** - To be confirmed

**Viewing** By Arrangement with  
Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**Ref** MJW/6635



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.



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