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Residential sales, lettings & management



46 North Street
Wicken
Cambridgeshire
CB7 5XW

A truly exceptional, modern five bedroom house standing in a large plot in a highly desirable village location with impressive views to the rear.

Luxuriously appointed and magnificently presented throughout, this superb detached executive home must be seen to be fully appreciated. EPC: C

Guide Price £650,000



Wicken is a charming village with comparatively little modern development, many of the properties being of older style and character. Conveniently situated for Ely (9 miles), Newmarket and Cambridge. There is a church and on the village green is the Maids Head Pub. The well-known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust, providing country walks and bird spotting opportunities.

Built in 2005, this individual family home offers superb accommodation of unrivalled quality, luxuriously appointed throughout and brimming with contemporary style and cosy ambience, perfect for today's busy lifestyle. This stunning, detached family home has been updated and improved in recent times to provide impressive and spacious living accommodation of wonderful proportions, complimented by glorious views across delightful mature, landscaped rear gardens.

Ideally positioned in a large plot in the highly sought after village of Wicken, within striking distance of the nearby National Nature Reserve.

An Ecodan Zubadan air source heat pump and newly fitted radiators provide eco friendly heating, controlled by a Nest thermostat. 20 x 340 Watt Qcell Solar Panels, new windows and doors throughout plus new flooring, carpeting and a new driveway. In detail the accommodation includes:-

Ground Floor

Entrance Hall

With a modern part glazed entrance door, central heating thermostat, bifold patio doors leading to the inner courtyard, radiator, staircase rising to the first floor.

Dining Room 4.67m (15'4") x 3.03m (9'11")
With a high level window to side aspect, radiator.

Study 3.41m (11'2") x 2.64m (8'8") max
With a box window to front aspect, radiator.

Cloakroom

Recently refitted with a two piece suite, comprising wash hand basin in vanity unit with storage under, mixer tap and mirror, low-level WC, extractor fan, wall mounted mirror, with a window to side aspect, large storage cupboard, radiator.

Sitting Room 5.87m (19'3") x 3.65m (12')
A wonderful, cosy space with a picture window to front aspect, double French doors leading to rear garden, radiator, air conditioning unit.

Kitchen 3.87m (12'8") x 3.66m (12')
Fitted with a range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl inset sink unit with drainer, mixer tap and tiled splashbacks, recessed spotlights & underlighting, larder cupboard, plumbing and space for dishwasher, space for fridge/freezer, electric double oven, built-in four ring ceramic hob with extractor hood over, with a window to rear and side aspects, radiator, open plan to:

Utility Room 3.66m (12') x 1.88m (6'2")
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer taps, space and plumbing for washing machine, tumble dryer, with a window to side aspect, radiator, door to rear garden.

First Floor

Landing

Access to loft space, storage cupboard housing the heating control panel, radiator.

Master Bedroom Suite 3.73m (12'3") x 3.02m (9'11")
With a window to rear, radiator, open plan to:



Dressing Room 2.98m (9'9") x 1.06m (3'6")

With a wall mounted air conditioning unit, space for wardrobe.

En-suite Shower room

Recently refitted with a three piece suite comprising wash hand basin, mixer taps, fully tiled shower enclosure with shower above, glass screen and low-level WC, tiled surround, with a window to side aspect, heated towel rail.

Bedroom 2 3.92m (12'10") x 3.15m (10'4")

With a window to front aspect, radiator.

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed shower enclosure with glass screen and low-level WC, heated towel rail, extractor fan, wall mounted mirror, with a window to side aspect, large storage cupboard with wooden shelving, heated towel rail.

Bedroom 3 3.70m (12'2") x 3.00m (9'10")

With a window to front aspect, radiator.

Bedroom 4 3.71m (12'2") x 2.78m (9'1")

With a window to rear aspect, radiator.

Bedroom 5 2.78m (9'1") x 2.59m (8'6")

With a window to rear aspect, radiator.

Family Bathroom

Recently refitted with a four piece suite comprising bath with shower attachment over, tiled surround, wash hand basin in vanity unit with storage, mixer tap, tiled splashback, mirror, shower enclosure with glass screen, low-level WC, extractor fan, wall mounted mirror, with a window to side, radiator.

OUTSIDE:

The property is approached via a tarmac driveway providing off road parking with a pathway to the front door and to the gated side access, leading to the attractive inner courtyard. To the rear, gardens back onto paddock land and offers a great deal of maturity that beautifully compliments the individuality of this stunning home. Mainly laid to lawn with an array of fruit trees, borders and hedging plants, paved pathway leads to a delightful porcelain paved patio area, pond, vegetable garden, potting shed, tool store with power and light connected, useful timber workshop.

Double Garage

With power and light connected, double up and over doors, with a pedestrian door leading to the inner courtyard and rear garden.

Services

Mains water electricity and drainage are connected.

Tenure

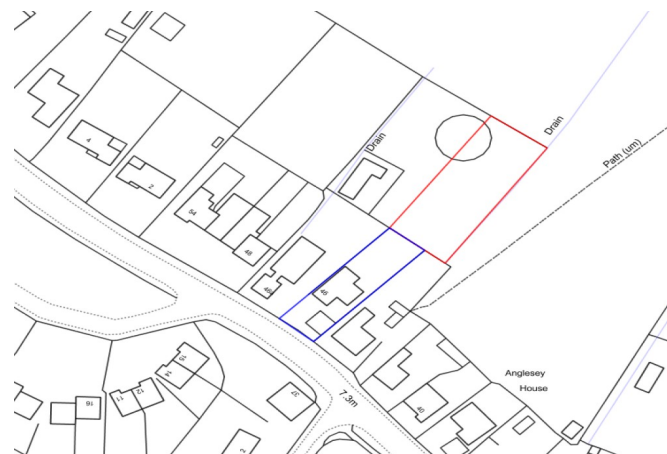
The property is freehold.

Council Tax Band: F

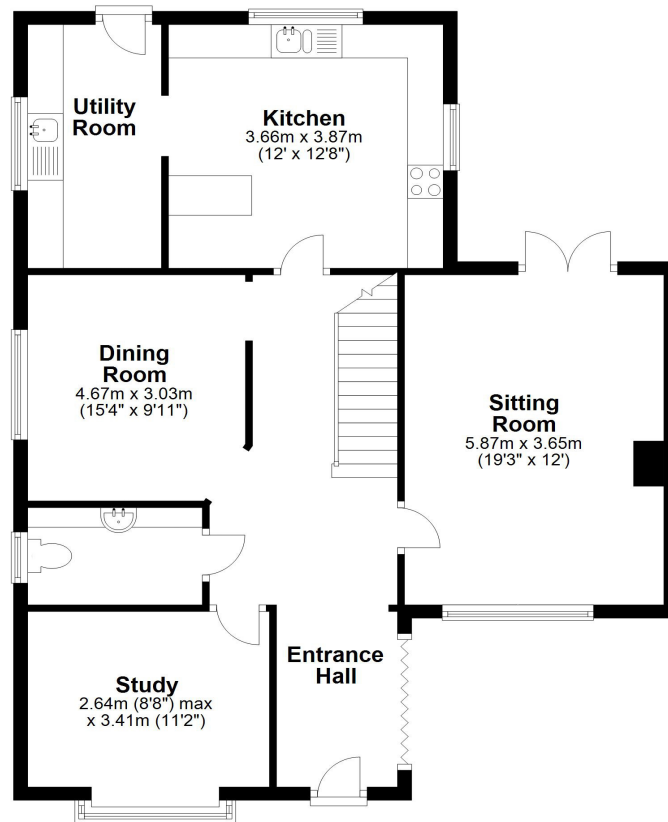
East Cambridgeshire District Council

Viewing

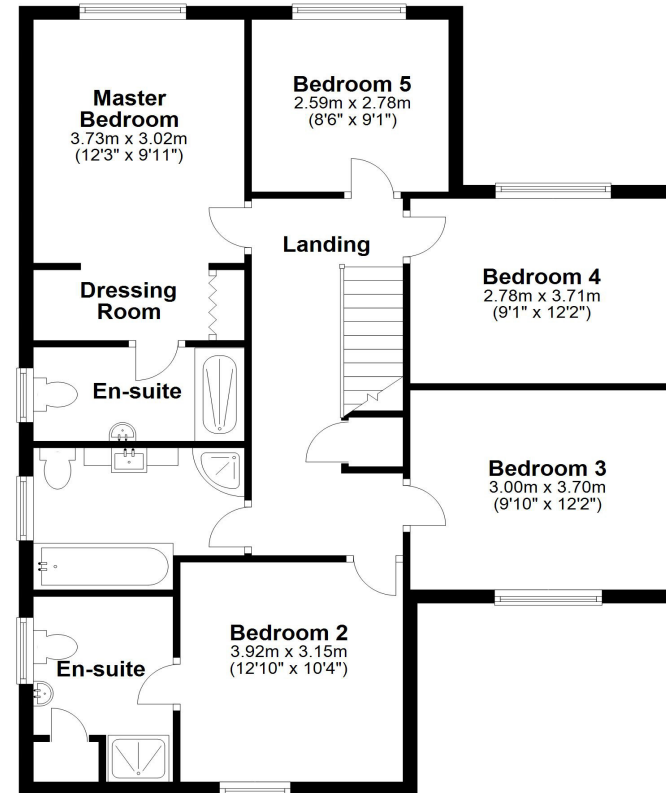
Strictly by arrangement with Pocock & Shaw. KS.



Ground Floor



First Floor



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