



Hop Row, Haddenham, CB6 3SR

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## Hop Row, Haddenham, Ely, Cambridgeshire, CB6 3SR

A spacious detached five bedroom chalet bungalow with a workshop/studio situated in a non estate central part of this popular village.

- Entrance Hall
- Lounge
- Kitchen
- Two Ground Floor Bedrooms
- Ground Floor Bathroom
- Three First Floor Bedrooms & En-Suite
- Off Road Parking
- Rear Garden with Workshop & Studio
- Village Location

**Guide Price: £350,000**



**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, radiator, door to inner hall with tiled flooring, useful under stairs storage cupboard. Personal door to rear.

**LOUNGE** 22'3" x 10'7" (6.78 m x 3.22 m) with sliding patio doors to rear aspect, two radiators, vinyl flooring, solid fuel burner.

**KITCHEN** 11'7" x 8'9" (3.52 m x 2.67 m) with window to front aspect. Fitted with a range of wall and base units, work surfaces over, tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for cooker, plumbing and spaces for washing machine and dishwasher, space for fridge, wall mounted boiler, radiator, vinyl flooring.

**BEDROOM ONE** 12'8" x 10'4" (3.85 m x 3.15 m) with window to rear aspect, radiator, built-in dressing table.

**BEDROOM THREE** 10'3" x 10'2" (3.12 m x 3.10 m) with window to front aspect, radiator.

**DOWNSTAIRS BATHROOM** with window to front aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, radiator, vinyl flooring.

**FIRST FLOOR LANDING** with Velux window, radiator, useful storage recess.

**BEDROOM TWO** 16'5" x 14'7" (5.00 m x 4.45 m) with Velux window to rear, feature beamed alcove, useful storage recess, two radiators.

**BEDROOM FOUR** 10'3" x 6'5" (3.13 m x 1.95 m) split room with shared En-Suite.

**EN-SUITE SHOWER ROOM** with window to side aspect.

**BEDROOM FIVE** 12'4" x 7'5" (3.75 m x 2.26 m) with Velux window. These could easily be knocked through to each other to create one large room.

**EXTERIOR** To the right of the property is a driveway leading to off road parking and gated access leading to the rear garden.

The rear garden is an excellent size and in a prime position backing onto Haddenham park. A swimming pools originally foundations are still available if needed. Timber sheds.

**WORKSHOP** 18'6" x 12'10" (5.65 m x 3.91 m) Brick built and soundproofed.

**STUDIO** 16'1" x 14'2" (4.91 m x 4.32 m) Currently housing hot tub.

**Tenure** - The property is Freehold

**Council Tax** - Band C

**EPC** (62/75)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
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**Ref** 6607





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.