



The Hamlet, Chettisham, Ely, CB6 1SB

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Residential sales, lettings & management

Greenways, The Hamlet, Chettisham, Ely, Cambridgeshire CB6 1SB

A delightful semi-detached three bedroom bungalow which lies on a beautiful plot extending to approximately 1 acre (subject to survey).

- Semi-Detached Bungalow
- Living Room & Dining Room
- Kitchen
- Utility Room & Cloakroom
- Three Bedrooms
- Bathroom
- Driveway Parking
- Gardens, Land and Woodland Extending to Approx 1 acre (STS)
- No Upward Chain

Guide Price: £425,000



CHETTISHAM is a small hamlet, which is situated about 2 miles from the Cathedral City of Ely which offers excellent shopping, schooling and sporting facilities.

ENTRANCE PORCH / HALL with double glazed entrance door and windows either side, radiator. Doors to three bedrooms, bathroom and kitchen off hall.

BEDROOM ONE 13' 3" x 11' 10" (4.05m x 3.62m) Presently in use as an additional reception room with double glazed window to front, radiator, wood burning stove sat on a stone tiled hearth.

BEDROOM TWO 11' 6" to wardrobe front x 9' 11" (3.51m x 3.03m) with double glazed window to front, radiator, fitted furniture to one wall including wardrobes with half mirrored sliding doors, hanging rails, shelving and drawers. To another wall is fitted bedside tables with shelves and high level storage cupboards over.

BEDROOM THREE 9' 10" x 9' 5" (3.01m x 2.88m) with double glazed window to rear. Radiator.

BATHROOM with a skylight window and suite comprising panel enclosed bath, WC and vanity unit with inset wash hand basin. Radiator.

KITCHEN 13' 3" x 7' 9" (4.04m x 2.37m) Fitted with a range of matching wall and base units with drawers, inset 1 & 1/3 bowl single drainer sink unit with mixer taps. Space for cooker, plumbing and space for dishwasher, pine panelling to walls. Linen cupboard housing the hot water cylinder and gas boiler serving the central heating and hot water systems. Radiator.

SIDE ENTRANCE LOBBY/HALL with double glazed entrance door, radiator, walk-in pantry.

CLOAKROOM with double glazed window to side. Suite comprising pedestal wash hand basin and WC.

UTILITY ROOM 9' 4" x 7' 6" (2.87m x 2.3m) with double glazed window to rear. Fitted with a matching range of wall and base cupboards with inset single drainer sink unit, mixer tap and tiled splashbacks. Plumbing and space for washing machine on top of which is tumble dryer. Radiator.

OPEN PLAN LIVING / DINING ROOM

DINING ROOM 15' 11" x 11' 10" (4.87m x 3.63m) Dual aspect room with two double glazed windows, radiator, archway through to:-

LIVING ROOM 14' 0" x 13' 10" (4.29m x 4.23m) Dual aspect room with double glazed windows to side and double glazed patio doors to rear garden, four wall light points, radiator.

EXTERIOR

Accessed via a five bar gate there is a block paved driveway in a herringbone style pattern which provides access to the rear and hardstanding for several vehicles. Adjacent to this it is predominantly laid to lawn with Cherry trees and beds to three sides stocked with a variety of perennials. Immediately to the rear there is a formal garden with a patio, beyond which it is lawn with a couple of fruit trees and a number of perennials. The majority of the remaining land consists of grassland to one side and an area of woodland to the other where there are a variety of trees including Eucalyptus, Willow, Laurel and Conifer, former chicken runs and several sheds in varying states of repair. Other outbuildings include two stables and a timber garage. Finally, there is another area of grassland has been used as a paddock. In all, the grounds extend to approximately 1 acre (subject to survey).

Please note :- the sellers have advised us that some parts of the garden are very overgrown & uneven in places and therefore would advise caution when viewing. The area marked blue on the drome image is excluded from the sale.

AGENTS NOTE

Please note there are certain items which may be removed from the property. This will include several plants and a pair of wrought iron gates at the side of the property. A list may be available at the appropriate time.

MATERIAL INFORMATION

Tenure - The property is freehold
Council Tax Band - Band C **EPC** - To Follow

VIEWINGS By Arrangement with Pocock & Shaw
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REF GVD/6570





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.

