

St. James Close, Stretham, CB6 3ND

CHEFFINS

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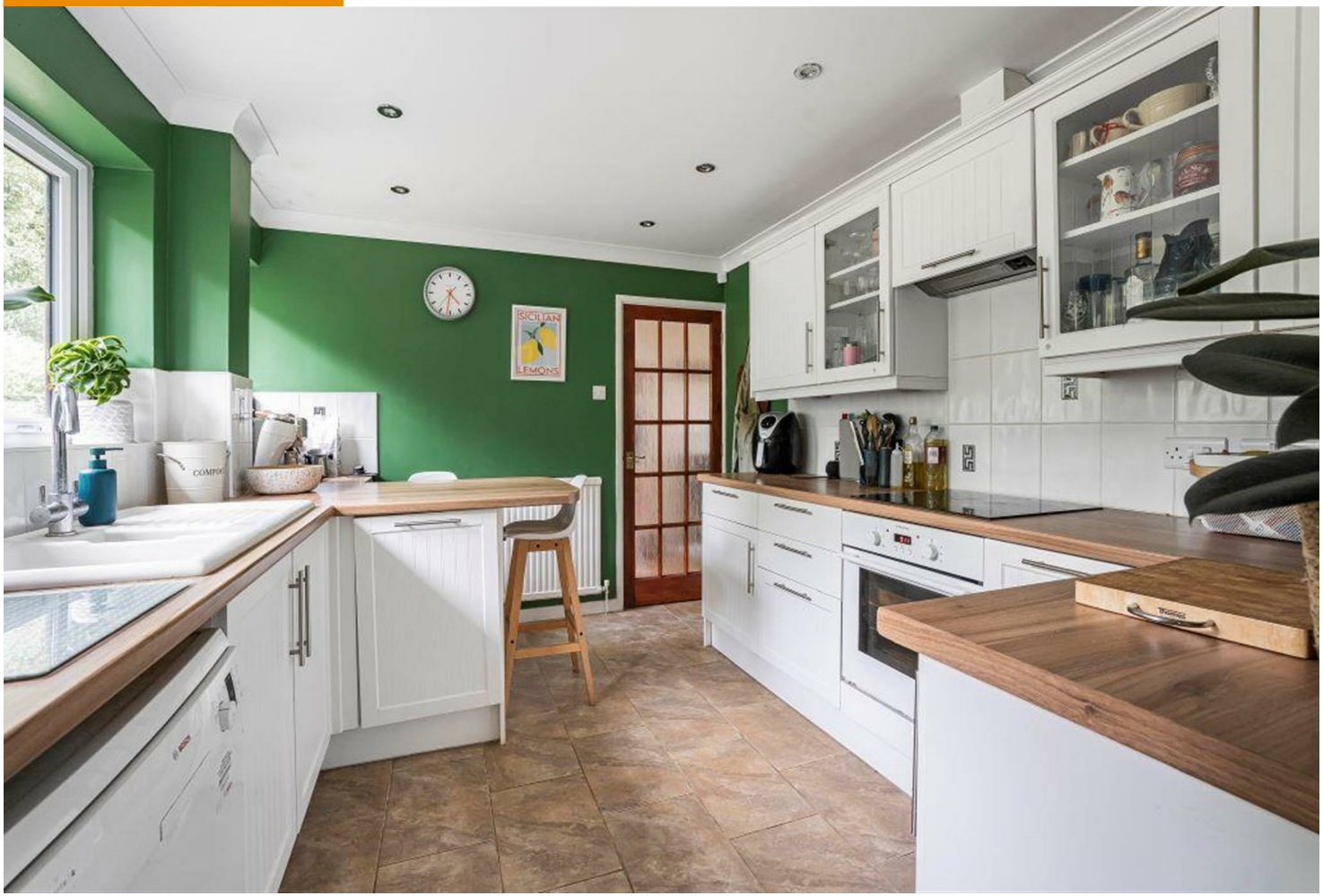
St. James Close

Stretham,
CB6 3ND

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Offers In Excess Of £425,000

- Detached Dutch Barn Style House
- 3 Reception Rooms
- 4 Bedrooms (1 Ensuite)
- Double Garage & Driveway
- Enclosed Garden
- Solar Panels
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C



Cheffins offer to the market this well presented Dutch barn style detached family home situated in the popular village of Stretham.

The property offers an entrance hall, ground floor cloakroom, lounge, separate dining room, study, fitted kitchen, separate utility room, as well as 4 good sized bedrooms (the principle bedroom benefitting from an ensuite) with a family bathroom completing the accommodation.

Outside to the front there is a split level garden and off-road parking leading to a double garage, whilst the rear offers a mainly laid to lawn garden.

The property further benefits from being fitted with solar panels and is offered for sale with no upward chain.









LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

ENTRANCE HALL
With door to front, stairs to first floor.

CLOAKROOM
Fitted with 2-piece suite comprising low level WC and wash hand basin.

LOUNGE
Dual aspect with window to front and door to rears leading into the garden, radiator.

DINING ROOM
With window to front, radiator.

STUDY
With window to front.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring hob with extractor hood over, 1 1/2 bowl sink unit with mixer tap, plumbing for dishwasher, radiator, 2 windows to rear.

UTILITY ROOM
With plumbing for washing machine, boiler, door to rear.

FIRST FLOOR LANDING
With window to rear, airing cupboard housing hot water tank, access to loft.

BATHROOM
Fitted with 3-piece suite comprising low level WC, wash hand basin and panelled bath with shower over, window to rear, extractor fan,

BEDROOM 1
With window to front, radiator. Door to:

ENSUITE
Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and large shower cubicle, window to rear, heated towel rail and underfloor heating.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to front, radiator.

BEDROOM 4
With window to rear, fitted wardrobe, radiator.

OUTSIDE
To the front there is a split-level garden with mature shrubs and plants and a path to the front door. There is a double garage with a driveway providing off road parking.

The rear garden is mainly laid to lawn with trees and plants to borders, oil storage tank and gated access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.









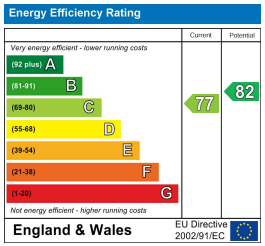


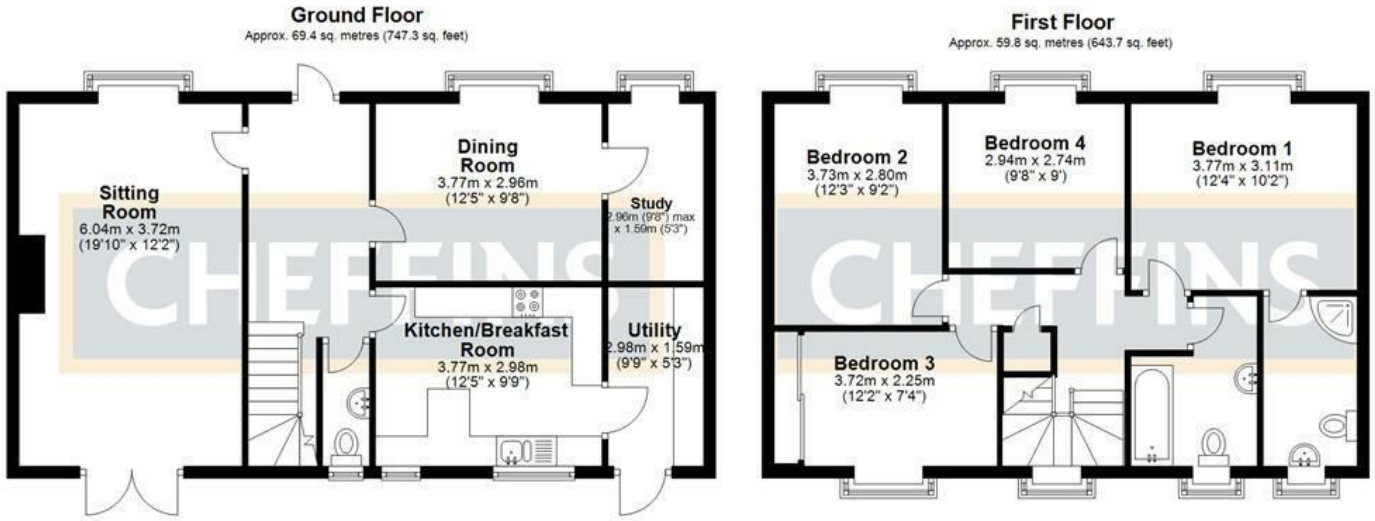












Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.