

High Street, Aldreth, CB6 3PQ

CHEFFINS

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Aldreth,
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Offers In Excess Of £390,000



- Extended Semi Detached Home
- Superb Plot of Approx. 0.25 of an Acre (sts)
- Farmland to Rear
- Accommodation Suitable for an Annex
- Spacious Lounge & Kitchen / Dining Room
- Additional Living Space with Kitchenette & Shower Room
- Ground Floor Double Bedroom or Play Room
- 3 First Floor Double Bedrooms
- Close to Attractive Walks
- Freehold / Council Tax B / EPC D

A superbly presented and extended semi detached home offering versatile accommodation with annex potential and a superb plot of approximately 0.25 of an acre (sts) with farmland to the rear. The property comprises on the ground floor, entrance hall, cloakroom, lounge opening into kitchen/dining room and then the extension which is currently incorporated within the main house but could be used as a separate annex, this comprises lounge with kitchenette, shower room and double bedroom or play room. On the first floor there are 3 double bedrooms and a well maintained family bathroom.

To the front of the property there is a driveway and to the rear there is a delightful and beautifully maintained mature garden with large workshop.

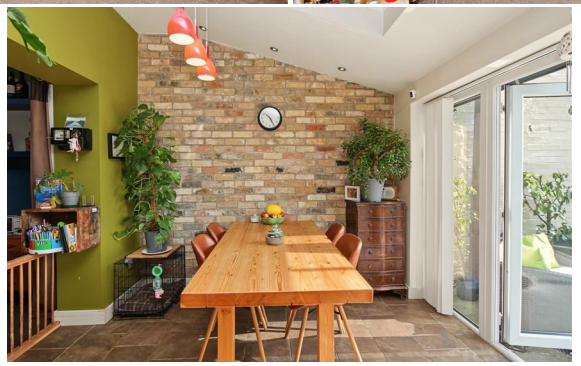
To fully appreciate the layout of the accommodation, gardens and location a viewing is highly recommended.













LOCATION

Aldreth is a small hamlet situated adjacent to the larger village of Haddenham where there are many amenities available. Situated approximately 7 miles South-West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including post office, 2 day-to-day shops, chemist, doctors surgery, butchers, take-away restaurant etc., together with an art gallery/studio which has regular exhibitions. The village also has many clubs and societies. Aldreth offers some excellent walks across the fen countryside and along the Old West River a tributary of the Great Ouse. The river also offers boating and angling opportunities. A full range of shopping, sporting, schooling and domestic facilities are available at Ely and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

ENTRANCE HALL
With door to front aspect, stairs to first floor with bespoke under stairs pull-out storage, radiator.

CLOAKROOM
With low level WC, wash basin, radiator.

LOUNGE
With double glazed window to front aspect, open fire with timber surround, additional cast iron wood burning stove, utility cupboard housing the boiler and includes sink, plumbing for washing machine and space for tumble-dryer. Opening to:

KITCHEN / DINING ROOM
With part vaulted ceiling with 2 velux windows, double glazed windows and French doors onto rear garden, kitchen with a range of high gloss wall and base level storage units and drawers with solid wood work surfaces, sink unit and drainer, electric oven, hob and extractor hood, plumbing for dishwasher, under floor heating to rear extension.

The following ground floor rooms are incorporated within the house but could be used as a separate annex.

FAMILY ROOM
With double glazed windows to front and side aspects, 2 radiators.

Kitchenette with hob, sink, microwave, fridge and storage cupboards.

SHOWER ROOM
With modern shower cubicle, vanity unit with wash basin, low level WC.

DOUBLE BEDROOM / PLAY ROOM
With double glazed French doors to rear garden, radiator.

FIRST FLOOR LANDING
With access to loft.

BEDROOM 1
With double glazed windows to front and rear aspects with attractive views, built-in double wardrobe, radiator.

BEDROOM 2
With double glazed window to front aspect, cupboard with curtain, radiator.

BEDROOM 3
With double glazed window to rear aspect with attractive views across countryside.

BATHROOM
With modern suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower cubicle, double glazed window to rear aspect with attractive views across countryside, heated towel rail.

OUTSIDE
To the front of the property there is a driveway providing side-by-side parking. Gated pedestrian access leads alongside to the rear garden which is a most attractive feature. Adjoining the house there are secluded seating areas with 2 timber built pergolas, an area of artificial lawn and vegetable garden. Within this section there is also a large workshop (formerly a garage) with power and light connected. Beyond the workshop there is a lawned garden with established planting, log store, 2 garden sheds and greenhouse. The garden continues to a further area of lawn with mature trees and bushes including fig, pear and apple trees, together with a pond, decking and a cabin. At the rear of the garden there is a further vegetable area and chicken run. The garden offers an excellent degree of privacy and there is farmland to the rear. The total plot size is approximately 1/4 of an acre (sts).

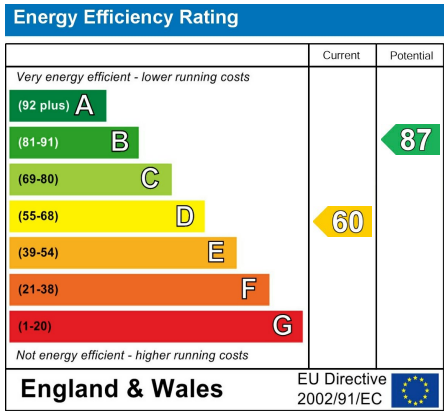
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



















Offers In Excess Of £390,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council





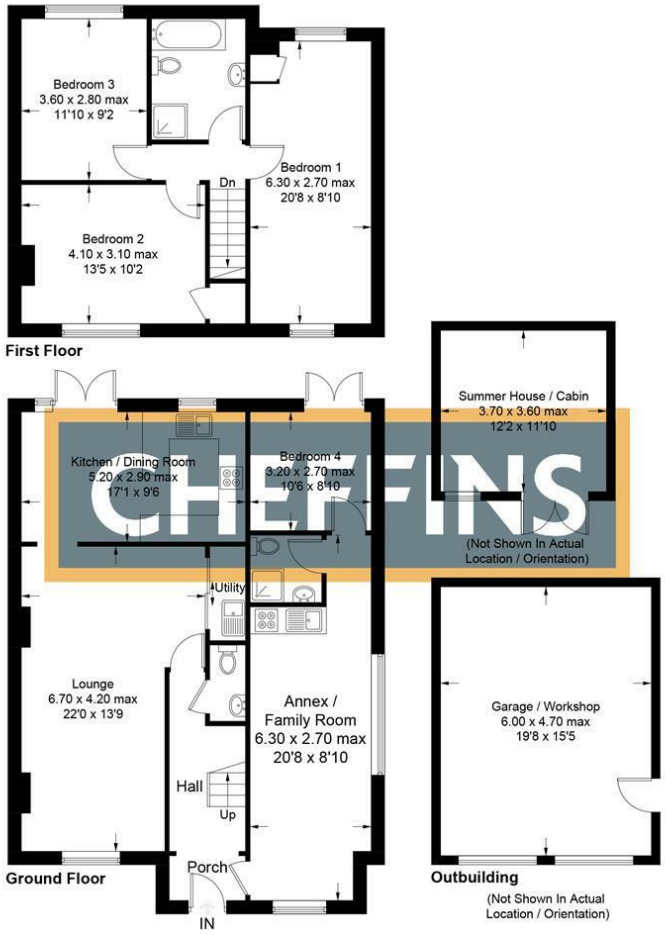




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Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft
(Excluding Summer House & Workshop)



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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.

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