



Hillrow, Haddenham, Cambridgeshire CB6 3TJ

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A contemporary and beautifully finished detached four double bedroom (two with en-suites) family dwelling with an extensive driveway, garage and a wrap-around garden.

- Contemporary Brand New Detached Dwelling
- Superb Open Plan Kitchen/Dining/Family Room
- Living Room & Study
- Four Double Bedrooms (Two with En-Suites)
- Family Bathroom
- Extensive Driveway, Garage & Gardens
- Underfloor Heating to Ground Floor
- Vaulted Ceilings to First Floor

Guide Price: £650,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest 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 door to front aspect. Porcelain tiled flooring with underfloor heating, oak staircase with glass balustrade rising to first floor.

LIVING ROOM 16'5" x 13'5" (5.00 m x 4.10 m) Dual Spect room with large double glazed window to front aspect and two large windows to side aspect, under floor heating.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM 32'10" x 23'4" (10.01 m x 7.12 m) (overall measurements) A superb open plan room comprising: -

KITCHEN AREA Fitted with a range of Benchmark wall mounted and base units with drawers and matching work surfaces over. Undermounted sink unit, fitted appliances including Neff electric oven and combination oven, dishwasher, fridge and freezer, pull-out larder unit and wine fridge. There is an island consisting of base level storage units, drawers and matching work surfaces with breakfast bar and induction hob with built-in extractor fan. Porcelain tiled floor with under floor heating, double glazed window to rear aspect.

DINING/FAMILY AREA with double glazed bi-fold doors to rear garden, porcelain tiled floor with under floor heating.

UTILITY ROOM 7'9" x 5'7" (2.37 m x 1.70 m) with door to garage, base level storage units and work surfaces, plumbing for washing machine, space for tumble drier, porcelain tiled floor with underfloor heating.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wall mounted wash basin and porcelain tiled floor with underfloor heating.

STUDY 9'4" x 8'2" (2.85 m x 2.50 m) with double glazed window to front aspect, telephone point, underfloor heating.

FIRST FLOOR LANDING with airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE 13'5" x 13'5" (4.10 m x 4.10 m) with bi-fold doors to rear aspect leading onto a glazed Juliette balcony, wall lights, radiator. Sliding door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising large walk-in shower, wall mounted vanity unit with mirror above and light and WC. Heated towel rail.

BEDROOM TWO 13'5" x 12'8" (4.10 m x 3.85 m) with large picture window to front aspect and an attractive view. Wall lights, mezzanine storage area with light, vaulted ceiling, radiator. Sliding door to:-

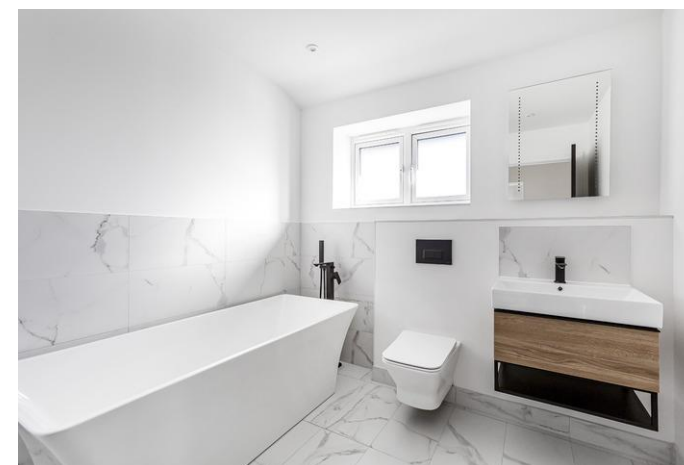
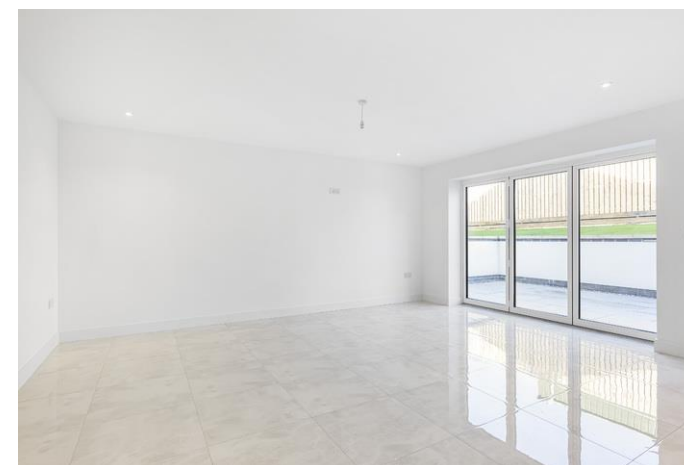
EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising large walk-in shower, wall mounted vanity unit with mirror above and light and WC. Heated towel rail, vaulted ceiling, double glazed window to side aspect.

BEDROOM THREE 14'7" x 13'1" (4.45 m x 4.00 m) With two double glazed windows to front aspect with an attractive view, wall lights, radiator.

BEDROOM FOUR 14'7" x 9'10" (4.45 m x 3.00 m) with double glazed window to rear aspect, wall lights, vaulted ceiling, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising freestanding bath and tap, wall mounted vanity unit with wash hand basin and mirror with light and low level WC. Double glazed window to side aspect, heated towel rail.

EXTERIOR To the front of the property there is an extensive block paved driveway providing ample off street parking which in turn leads to the GARAGE with electric roller shutter door, personnel door and power and light connected. The property has a wrap-around garden with an extended area of paved patio.



AGENTS NOTE The property is of traditional brick and block construction with cedar wood cladding and has mains water, electricity and drainage connected. Heating is via an air source heat pump.

Flood risk for this postcode is classified as 'very low' -

Information obtained from gov.uk website

Mobile phone coverage for this postcode is indicated to be

'Good' - Information obtained from ofcom.org.uk

The property will have a telephone point installed, it will then be the responsibility of the purchaser to source and connect broadband to their requirements.



Tenure - The property is Freehold

Council Tax - To be assessed

EPC New Build

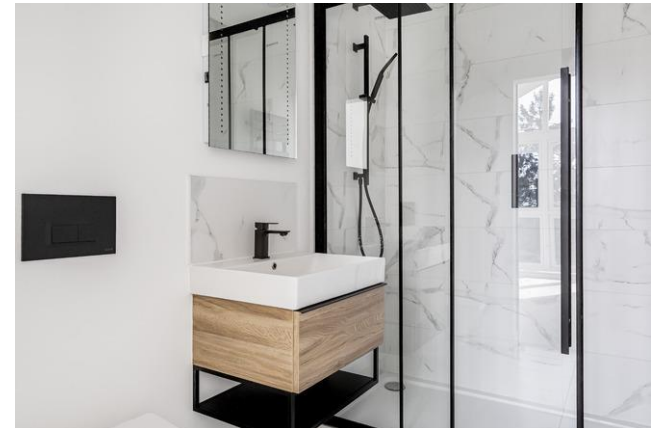
Viewing - By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref MJW/7071



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.

