



**Ovins Rise, Haddenham, Ely, Cambridgeshire CB6 3LH**

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## Ovins Rise, Haddenham, Ely, Cambridgeshire CB6 3LH

A beautifully presented modern four bedroom detached family home with stunning open plan kitchen/dining room and double detached garage, situated in a highly sought after development close to the heart of the village.

- Entrance Hall & Cloakroom
- Living Room
- Open Plan Kitchen/Dining/Family Room
- Study & Utility Room
- Principal Bedroom with Dressing Area & En-Suite
- Three Further Bedrooms (One with en-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Double Detached Garage
- Air Source Heat Pump & Underfloor Heating

**Guide Price: £550,000**



**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 staircase leading to the first floor, large storage cupboard, doors leading through to the living room kitchen/dining room, and study. Underfloor heating throughout the ground floor.

**LIVING ROOM** 15'1" x 11'5" (4.60 m x 3.48 m) with window to front aspect, feature brick fireplace with stone mantel and hearth, double doors leading through to the family room.

**STUDY** 10'7" x 8'4" (3.23 m x 2.54 m) with window to front aspect.

**FAMILY ROOM** 10'8" x 10'0" (3.25 m x 3.05 m) with window to side aspect.

**OPEN PLAN KITCHEN/DINING ROOM** 19'3" x 16'2" (5.87m x 4.93m) Fitted with a contemporary range of matching units and complimentary worktops including base units, wall mounted units and drawers - all soft closing. Fitted single oven and combination oven/ microwave/grill, induction hob with extractor over. Quooker boiling tap, integrated fridge freezer and dishwasher, doors leading onto the patio and rear garden. Karndean flooring.

**UTILITY ROOM** 6'5" x 6'4" (1.96 m x 1.93 m) Fitted with base units having laminate worktops, space and plumbing for washing machine, space for tumble dryer, sink unit and drainer. Karndean flooring and door leading through to the side access and rear garden.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC, hand basin in vanity unit, Karndean flooring.

**FIRST FLOOR LANDING** with airing cupboard.

**PRINCIPAL BEDROOM ONE** 11'5" x 10'5" (3.48 m x 3.17 m) with window to rear aspect, radiator and double doors leading through to:-

**DRESSING ROOM** with fitted wardrobes to one wall.

**EN-SUITE SHOWER ROOM** with double fitted tiled shower cubicle, hand basin with vanity unit, low level WC, chrome heated towel rail, tiled floor with underfloor heating.

**BEDROOM TWO** 10'5" x 9'10" (3.17 m x 3.00 m) with window to front aspect. Radiator. Door to:-

**EN-SUITE SHOWER ROOM** with double fitted tiled shower cubicle, hand basin with vanity unit, low level WC, chrome heated towel rail, tiled floor with underfloor heating.

**BEDROOM THREE** 10'9" x 10'5" (3.28 m x 3.17 m) with window to rear aspect. Radiator.

**BEDROOM FOUR** 11'5" x 7'8" (3.48 m x 2.34 m) with window to rear aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, hand basin with vanity unit and panelled bath, chrome heated towel rail, tiled floor with underfloor heating.

**EXTERIOR** The property has a double detached garage with electric roller door, lighting and personal door to the rear garden. There is further parking to the front of the garage. Side access leads to the rear garden, which is fully enclosed with an extended patio and lawned garden.

We understand the estate is subject to a management fee collected annually by East Cambs Trading Company Ltd set at £285.00 per annum to cover the maintenance and upkeep of all estate roads, communal land and open spaces, street lighting, private pumping station and all necessary fees and insurances.

**Tenure** The property is Freehold

**Council Tax** Band F **EPC** B (85/94)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7118





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. (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.