



Hinton View, Haddenham, Ely, Cambridgeshire CB6 3SP

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Hinton View, Haddenham, Ely, Cambridgeshire CB6 3SP

A delightful two bedroom detached bungalow situated on a generous corner plot in this much sought after private development in this well served village. No upward chain.

- Entrance Porch and Hall
- Sitting Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Driveway Parking & Detached Garage
- No Upward Chain

Guide Price: £314,950



The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west 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 PORCH with door to front, double glazed window to side, door into:-

ENTRANCE HALL with access to loft, electric radiator, built-in cloaks cupboard, further built-in cupboard housing water cylinder.

SITTING ROOM 16'3" x 10'11" (4.95 m x 3.33 m) with sliding patio doors opening to Conservatory, electric radiator, door to:-

KITCHEN 9'8" x 9'0" (2.95 m x 2.75 m) Dual aspect with double glazed windows to front and rear. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer stainless steel sink unit with mixer tap over. Space for electric cooker with extractor canopy over, plumbing for washing machine and space for fridge freezer. Vinyl flooring, personal door leading to rear garden.

CONSERVATORY 8'6" x 7'1" (2.60 m x 2.15 m) of brick and heat reflecting glass construction with sliding patio door opening to rear garden.

BEDROOM ONE 15'3" x 10'11" (4.66 m x 3.32 m) with box bay double glazed window to side, built-in furniture to one wall consisting of wardrobes and drawers, dressing table and matching bedside cabinets.

BEDROOM TWO 9'1" x 9'0" (2.77 m x 2.75 m) Dual aspect with double glazed windows to front and side. Electric radiator.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower. Tiled splashbacks, opaque double glazed window to front, vinyl flooring and electric radiator.

EXTERIOR The property is situated on a generous corner plot with driveway leading to the single detached GARAGE with single up and over door, power, lighting and personal door to rear garden.

The rear garden is certainly a feature to be noted as it has been beautifully landscaped creating a lovely relaxation area with patio area directly behind the property. Feature pond, pathway leading to the rear where there is a further hardstanding area. Timber shed and storage area to the side with gated access leading to the front.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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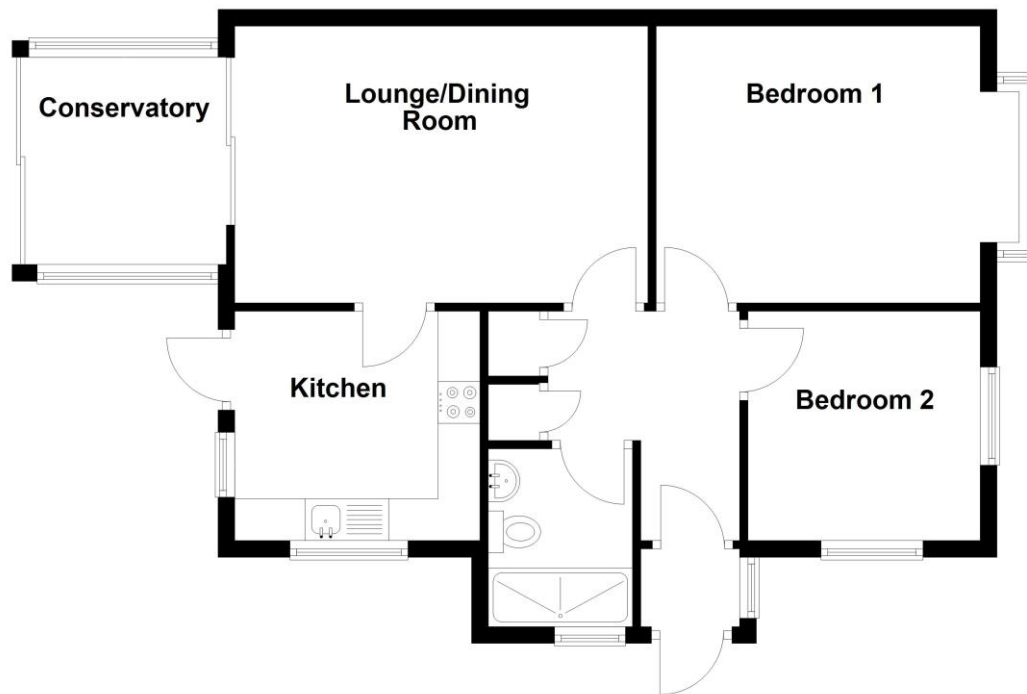
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Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)

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.