



45 High Street, Haddenham, Cambridgeshire, CB6 3XB

45 High Street, Haddenham, Cambridgeshire, CB6 3XB

Cambridge Cottage is a characterful four-bedroom detached period home situated in the sought-after village of Haddenham. The ground floor comprises an entrance hall, living room with wood-burning stove, separate dining room with brick fireplace, kitchen, utility room and cloakroom/WC. The hallway and living room form part of the property's original period section.

The first floor offers four bedrooms and a family bathroom. The principal bedroom benefits from a walk-in wardrobe and covered balcony overlooking the rear garden. Subject to the necessary consents and feasibility, the wardrobe may offer potential for conversion to an en-suite WC. Bedrooms two and four have built-in storage, while bedroom three provides access to the attic, offering additional storage space.

Outside, the mature east and south-facing rear garden features established planting, a pond and several seating areas. A detached garden room with electric stove provides versatile additional accommodation suitable for a variety of uses.

A garage with electricity and a driveway provides practical parking and storage.

Haddenham lies approximately 11 miles north of Cambridge and 7 miles south-west of Ely. Village amenities include a convenience store, doctor's surgery, pharmacy, butcher, public houses, Social Club, Haddenham Arts Centre and a primary school.

Transport links include the Ely Zipper bus service to Ely railway station, which provides rail services to Cambridge, London and Peterborough. The cathedral city of Ely offers a wider range of shopping, leisure and recreational facilities, together with cafés, restaurants, pubs and regular events.

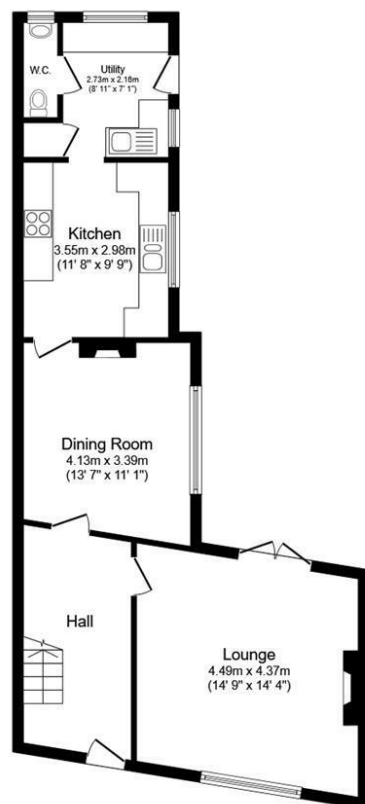
Please note: Any reference to alterations or potential changes is subject to the necessary planning permission, building regulations, consents and confirmation of feasibility. Purchasers should make their own enquiries regarding services, amenities, transport links and proposed uses prior to proceeding.

Features

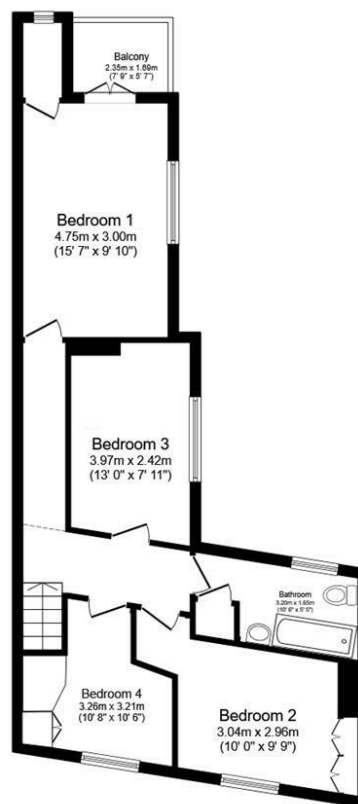
- Four-bedroom period property
- Approximately 1,549 sq ft of accommodation
- Well-equipped kitchen with adjoining utility room
- Downstairs WC
- Principal bedroom with private balcony
- Family bathroom
- Parking
- Garden room
- Character features combined with versatile modern living space
- Large 17'6" x 9'5" garage



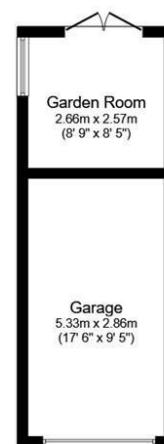




Ground Floor



First Floor



Garage

Total floor area: 143.9 sq.m. (1,549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TENURE
Leasehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-91) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020
sales@clarkhomes.co.uk
clarkhomes.co.uk

