



**Perry Close, Haddenham Ely CB6 3SU**

**welcome to**

## **Perry Close, Haddenham Ely**

A well proportioned and versatile detached house located in a cul-de-sac position within the village of Haddenham offering three/four bedrooms, en-suite facilities and a low maintenance rear garden with covered patio area - viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor with storage alcove beneath, window to front aspect and doors to:

### **Cloakroom/W.C.**

Fitted with a modern suite comprising low level w.c, wall mounted wash hand basin with mixer tap over, radiator and window to side.

### **Living Room**

With radiator, dual burner stove, double doors opening to covered patio area, large opening to dining room.

### **Kitchen**

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in under oven with hob and extractor over, spaces for fridge/freezer and under counter appliance, radiator, window to side aspect and opening to:

### **Dining Room**

With opening to living room and door with glazed side panel opening to covered patio area.

### **Utility Room**

With base units and drawers with work surfaces over to one side, inset stainless steel sink and drainer unit, space for under counter appliance, radiator, doors to side and driveway, door to:

### **Bedroom Four/Playroom/Study**

Versatile room for various uses with radiator and window to front aspect.





### **First Floor Landing**

With radiator, loft access, airing cupboard, window to front aspect and doors to:

### **Bedroom One**

With radiator, window to rear aspect and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, vanity wash hand basin with mixer tap over and storage cupboards beneath, low level w.c, towel ladder radiator, extractor and window to rear.

### **Bedroom Two**

With radiator, fitted wardrobes and window to rear aspect.

### **Bedroom Three**

With radiator, newly fitted carpet and window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap over, low level w.c, wall mounted wash hand basin with mixer tap over and storage drawer beneath, radiator, extractor and window to front.

### **Outside**

To the front of the property there is a driveway for two cars and an EV charging point. Gated access leads to the low maintenance rear garden which has an initial covered patio area and opens to a mainly artificial lawned area fully enclosed by fencing.

### **Agents Notes**

1. Heating to the property is electric. Please contact the branch for further information.
2. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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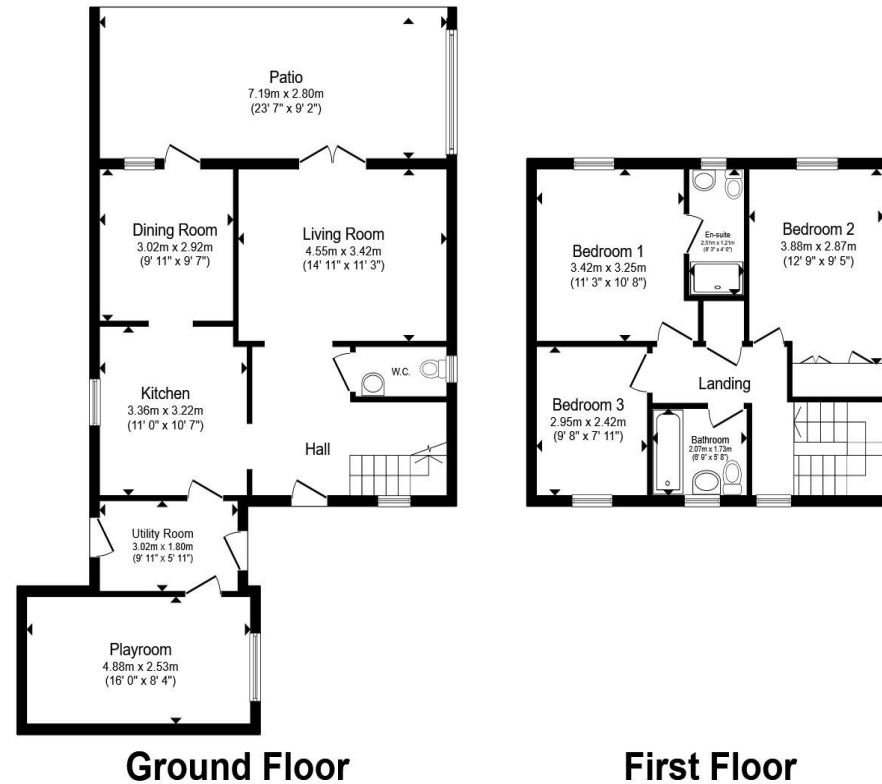
welcome to

## Perry Close, Haddenham Ely

- Detached House
- Versatile Accommodation
- Kitchen & Dining Room
- Useful Utility Room
- Four Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over  
**£350,000**



Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

  
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ELY110432 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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