



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

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

An immaculately presented detached family home situated on a well-regarded, sought after development. Accommodation comprising spacious entrance hallway, cloakroom, living room, open-plan kitchen/dining room, utility room, three bedrooms, one en-suite, family bathroom, driveway and generous garden.

- Three Bedrooms (One with En-Suite)
- Kitchen/Dining Room
- Living Room
- Utility Room
- Family Bathroom
- Generous Enclosed Garden
- Driveway
- Ground Floor Underfloor Heating (Airsourse)

**Guide Price: £395,000**



**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, general stores and a Chinese take away/fish and chip shop. Other facilities include a doctor's surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

**ENTRANCE HALL** Door to front aspect, stairs to first floor.

**CLOAKROOM** Low level WC and wash hand basin.

**LIVING ROOM** 12'6" x 12'2" (3.81 m x 3.72 m) Double glazed window to front aspect and double glazed window to side aspect.

**KITCHEN/DINING ROOM** 19'3" x 9'5" (5.86 m x 2.88 m) Kitchen with single stainless steel sink and drainer, fitted with a range of wall and base units and drawers. Fitted electric oven, hob and extractor hood above. Integrated fridge freezer and dishwasher, extended breakfast bar, double glazed window and French doors to rear garden.

**UTILITY ROOM** 9'2" x 5'3" (2.80 m x 1.60 m) Single sink and drainer, fitted with a range of wall and base units. Plumbing for utilities and door leading to driveway.

**FIRST FLOOR LANDING** With built-in storage cupboard.

**BEDROOM ONE** 12'10" x 11'0" (3.91 m x 3.36 m) Double glazed window to front aspect with attractive countryside views. Radiator.

**EN-SUITE** Walk-in shower cubicle with Drench sized shower head and attachment, low-level WC, wash hand basin, heated towel rail and double glazed window to front aspect.

**BEDROOM TWO** 11'7" x 9'8" (3.54 m x 2.95 m) Double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 9'8" x 7'3" (2.95 m x 2.21 m) Double glazed window to rear aspect. Radiator.

**BATHROOM** Panelled bath, low level WC, wash hand basin, heated towel rail and double glazed window to side aspect.

**OUTSIDE** To the right hand side of the property, you will find a driveway providing ample off-road vehicular parking. Gated access leads to a generous, enclosed garden with lawn and paved patio.

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** B (89/99)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH-7530





**Approximate Gross Internal Area 1079 sq ft - 100 sq m**  
 Ground Floor Area 532 sq ft - 49 sq m  
 First Floor Area 547 sq ft - 51 sq m



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.



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