



Hillrow, Haddenham, CB6 3TJ

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## Hillrow, Haddenham, Ely Cambridgeshire CB6 3TJ

A charming three double bedroom cottage recently renovated and situated on a generous plot with no upward chain.

- Entrance Lobby
- Open Plan Kitchen/Dining Room
- Garden Room
- Utility / Shower Room
- Sitting Room
- Three Bedrooms
- Bathroom
- Ample Off Road Parking
- Established Gardens
- No Upward Chain

**Guide Price: £375,000**



**HADDENHAM** 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 LOBBY** Double glazed entrance door into entrance lobby with door to open plan Kitchen/ Dining Room

#### **KITCHEN / DINING ROOM :-**

**DINING AREA** 12' 9" x 10' 11" (3.90m x 3.35m) with double glazed windows to side and front, feature solid fuel burner, exposed wood flooring opening to:-

**KITCHEN AREA** 11' 4" x 9' 0" (3.46m x 2.75m) with double glazed window to side, fitted with a range of base and wall units with worksurfaces over, inset stainless steel sink unit, space for electric cooker and extractor fan over, space for fridge freezer, wood flooring.

**GARDEN ROOM** 21' 9" x 9' 8" (6.65m x 2.95m) with high ceiling, two double patio doors opening to rear, useful storage cupboard, ceramic tiled flooring.

**UTILITY/SHOWER ROOM** with opaque window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Plumbing for washing machine and tumble dryer. Tiled flooring

**SITTING ROOM** 22' 7" x 12' 7" (6.90m x 3.85m) with double doors to Garden room, window to front, feature fireplace and built-in cupboard.

**FIRST FLOOR LANDING** with double glazed window to rear, built-in airing cupboard.

**BEDROOM ONE** 12' 11" x 10' 10" (3.95m x 3.32m) with double glazed window to front. Feature fireplace, exposed wood flooring.

**BEDROOM TWO** 12' 11" x 9' 6" (3.96m x 2.91m) with double glazed window to front, feature fireplace.

**BEDROOM THREE** 10' 2" x 9' 1" (3.12m x 2.78m) with double glazed window to rear, exposed wood flooring.

**BATHROOM** with double glazed window to rear. Fitted with a four piece suite comprising low level WC, wash hand basin, corner shower cubicle and claw foot bath, wood flooring.

#### **EXTERIOR**

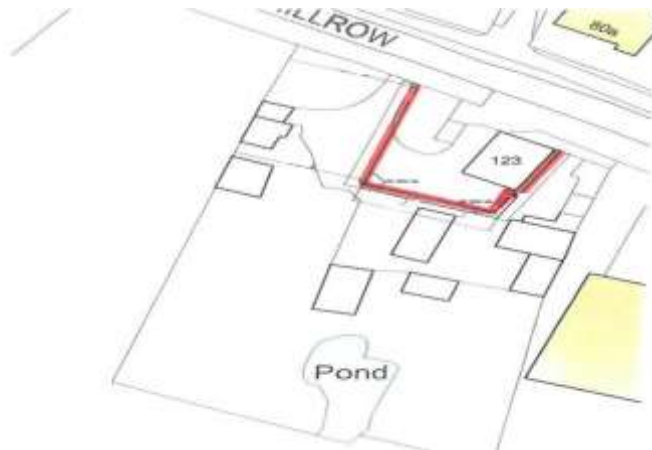
Double gated access to the side which leads to off road parking for numerous vehicles. Side lawned garden with established fruit trees and gravelled beds to the rear. The plot will be fenced off in due course.

**TENURE** The property is freehold

**VIEWINGS** By Arrangement with Pocock & Shaw  
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**REF** MJW/6305





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

