



## 4 High Street

Wicken, Ely, Cambs, CB7 5XR

**Guide Price £435,000**





# 4 High Street

Wicken, Ely, Cambs CB7 5XR

**Guide price £435,000**



## Description

Located in this popular village, close to National Trust Wicken Fen and the Popular Maids Head Pub/Restaurant, this well presented 3/4 bed, non-estate detached home, benefits from Air Sourced underfloor heating, double-glazing, off-street parking, WC, utility Room, Ensuite, Spacious open plan kitchen/Family Room and with open views to the rear. Must be viewed for full appreciation.

## Entrance Hall - 4.9m x 2.46m (16'1" x 8'1")

Part double glazed entrance door to front aspect. Amtico oak parquet flooring with underfloor heating. Mains wired fire alarm. Two ceiling light points. Alarm panel. Stairs to first floor with under stairs storage cupboard. Shelving to alcove. Underfloor heating control.

## WC - 1.47m x 1.17m (4'10" x 3'10")

Low level WC. Wall hung wash hand basin. Tiled flooring with underfloor heating. Tiled splash areas. Extractor. Ceiling light point.

## Study/Bedroom 4 - 2.59m x 1.93m (8'6" x 6'4")

Two double glazed windows to the front aspect with bespoke fitted shutters. Amtico oak flooring with underfloor heating and controller. Openreach telephone point. Ceiling light point.

## Lounge - 4.9m x 3.51m (15'5" x 11'3")

With feature full height brick inglenook fireplace with log burning stove. Double glazed window to the front aspect with bespoke fitted shutters. TV point. Two ceiling light points. Underfloor heating with controller.

## Kitchen Area - 3.2m x 3.2m (10'6" x 10'6")

The Kitchen area has an attractive country style kitchen with a range of units at base and wall level with solid oak work surfaces with upstands and an inset butler sink with mixer tap. Integrated Bosch electric oven with 4-ring electric hob above and stainless steel & glass extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated wine cooler. Tiled flooring with under floor heating. Double glazed windows to rear and side aspects. Spotlights and ceiling light point.

## Family/Dining Area - 5m x 2.95m (16'5" x 9'8")

The Family area has double glazed French doors opening to the rear garden. Tiled flooring with under floor heating and controller. TV Point. Two ceiling light points. Glazed door from the hallway. Door to:

**Utility/Plant Room - 2.08m x 1.68m (6'10" x 5'6")**

With fitted work surface with spaces and plumbing under for automatic washing machine and tumble dryer. Tiled floor with underfloor heating and controller. Fuse box. Extractor. Joule hot water cylinder for heating and hot water.

**Landing**

Access to loft space. Electric Velux skylight window to side aspect. Spotlights and underfloor heating controller.

**Bedroom 1 - 3.86m x 3.68m (12'8" x 12'0")**

Fitted with bespoke wardrobes to one wall. Double glazed windows to front aspect with shutters. Underfloor heating and controller. Ceiling pendant light point. Door to:

**Ensuite - 2.24m x 1.78m (7'4" x 5'10")**

Extensively tiled splash areas. Low level WC. Wall hung wash basin with mixer tap. Walk-in double width shower with drench shower head. Shaver socket. Spotlights. Double glazed Velux skylight window to the side aspect.









**Bedroom 2** - 3.2m x 3.15m (10'6" x 10'4")  
Vaulted ceiling with pendant light point.  
Double glazed window to rear aspect with views over countryside. Underfloor heating and controller.

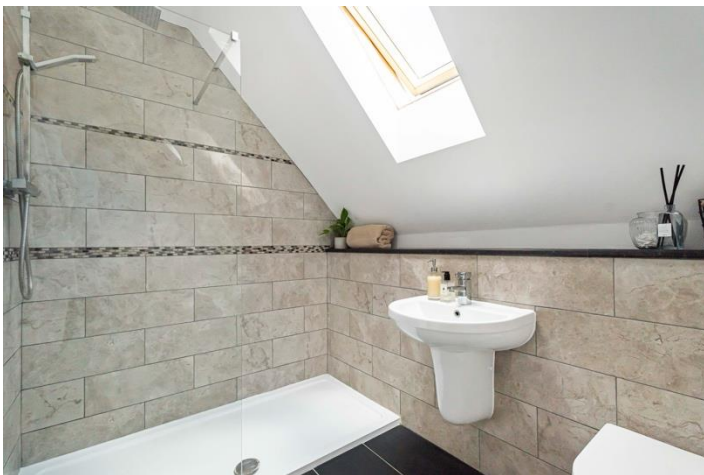
**Bedroom 3** - 4.09m x 2.69m (13'5" x 8'10")  
Part Vaulted ceiling with pendant light point.  
Double glazed window to the rear aspect with views across open countryside.  
Underfloor heating and controller.

**Bathroom** - 2.13m x 1.85m (7'0" x 6'1")  
Tiled floor with underfloor heating and extensive tiled splash areas. 'P' Shaped panelled bath with shower screen, mixer tap and shower over. Low level WC. Wall hung wash basin with mixer tap. Shaver sockets. Spotlights. Double glazed Velux skylight window to the side aspect.



### Outside

The property is well positioned set back from the High Street with a generous block paved driveway providing ample off-road vehicular parking. The front garden has been enclosed but a low-level picket fence with pathway to front door, lawn and mature borders, timber build bin/log store. Gated access leads to a over lean-to providing useful storage. Gated access opens to fully enclosed rear garden which offers, lawn, paved patio and raised beds with a variety of plants and shrubs. The rear garden benefits from not being overlooked as backs onto nearby allotments and farmland.



### Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is D

The property is Freehold with registered title CB229345

Current Energy Performance Rating is 84 (B)  
Flood risk is very low.

Mains water, electricity and drainage are connected, and heating is by air source with under floor heating on both floors.

Restrictive Covenants apply but we are not aware of any Easements, Wayleaves or Rights of Way

Estimated broadband speeds are Standard 2mbps, Superfast 73mbps and Ultrafast 1800mbps

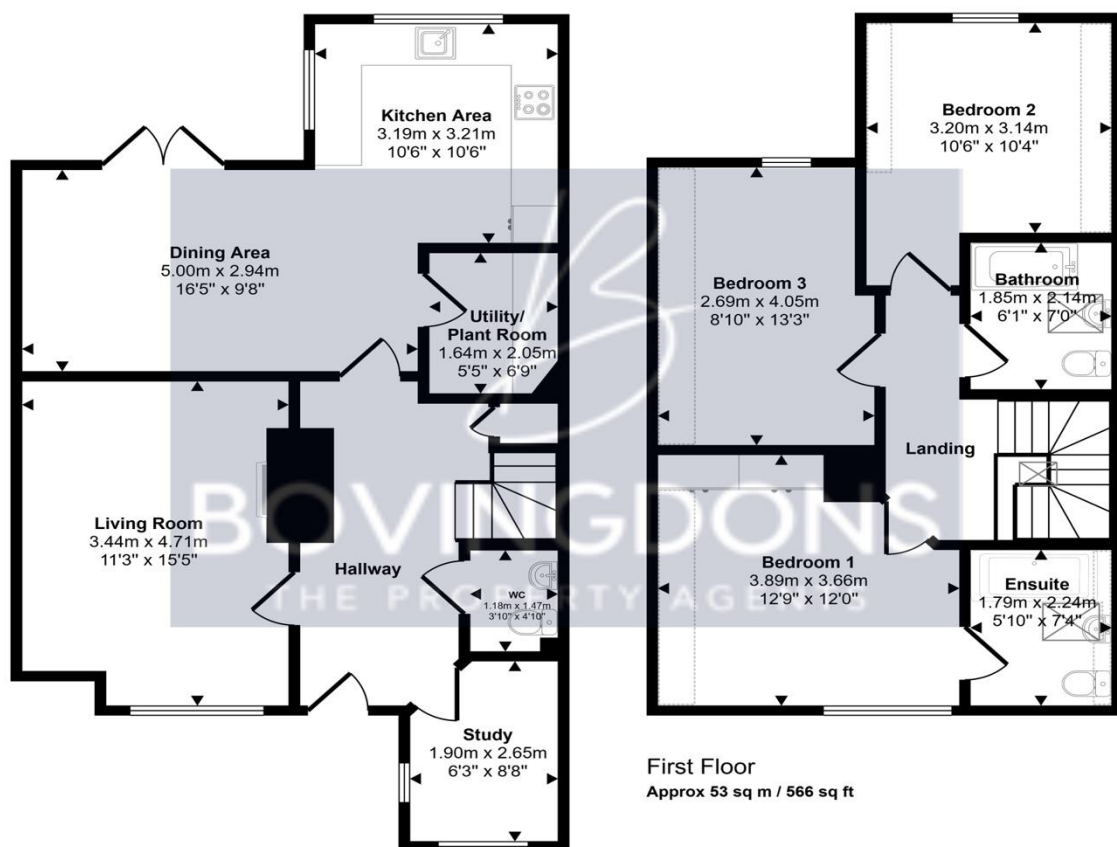
Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		






## Floor Plan

Approx Gross Internal Area  
117 sq m / 1260 sq ft



First Floor  
Approx 53 sq m / 566 sq ft

Ground Floor  
Approx 64 sq m / 694 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office  
on 01353 725723 if you wish to arrange a viewing appointment for this  
property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.