



2 High Street,

Wicken, Ely, Cambs, CB7 5XR

Guide Price £485,000



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Description

Located in this popular village, this well-presented non-estate detached home benefits from Air Sourced underfloor heating, double glazing, solar panels, rainwater harvesting, two parking spaces, kitchen/diner with appliances, WC/Wet room, ensuite shower room, utility, 4 bedrooms, bathroom, a spacious lounge and open views to the rear. Viewing is recommended.

Hallway

Part double glazed hardwood entrance door. Full height feature hallway with dogleg staircase to the first floor. Understairs storage space. Tiled flooring with underfloor heating. Two ceiling light points. Two double glazed Velux windows which are electronically operated, to the side aspect.

Living Room - 5.92m x 4.29m (19'5" x 14'1" into bay.)

Spacious room with double glazed bay window to the front aspect. Feature full height brick Inglenook fireplace with solid fuel burner on raised hearth. Wood flooring. TV point. Two ceiling light points. Underfloor heating control.

Study - 2.54m x 2.44m (8'4" x 8'0" max)

Double glazed window to the side aspect. Fusebox. Ceiling light point. Wooden flooring. Underfloor heating control.

Kitchen/Diner - 5.89m x 3.63m (19'4" x 11'11")

Spacious room with part glazed door from hallway. Range of units at base and wall level with wooden work surfaces, including a butler sink with mixer tap. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Integrated wine cooler, integrated dishwasher, fridge and freezer. Bosch single oven with a 4-ring electric hob over and stainless-steel extractor canopy over. Spotlights to ceiling and two light points. Tiled flooring. TV point. Underfloor heating control.

WC/Wet Room

Fully tiled and with Low Level WC, wash basin, shower screen with shower attachment to wall. Extractor fan. Double glazed window to the side aspect. Ceiling light.

Utility/Plant - 2.62m x 1.7m (8'7" x 5'7")

Large hot water cylinder. Underfloor heating control. Shelving. Work surface with space under and plumbing for washing machine and tumble dryer. Tiled floor. Ceiling light point.

Landing

Underfloor heating control. Spotlights to the ceiling.

Bedroom 1 - 3.78m x 3.33m (12'5" x 10'11")
Double glazed window to the front aspect.
Ceiling light point. TV point. Underfloor heating control. Double doors to large walk-in wardrobe. Door to:

Ensuite - 2.34m x 1.83m (7'8" x 6'0")
Velux double glazed window to the side aspect. Low level WC. Wash basin. Tiled floor. Walk in double width shower. Extractor fan. Shaver socket. Spotlights.

Bedroom 2 - 3.1m x 2.77m (10'2" x 9'1")
Velux double glazed window to the side aspect. Ceiling light point. Small cupboard housing underfloor valves. Underfloor heating control. Access to part boarded and part shelved loft space. Adjoining door to:

Bedroom 3 - 3.94m x 2.72m (12'11" x 8'11")
Double glazed window to the rear aspect.
Ceiling light point. Underfloor heating control.

Bedroom 4 - 2.97m x 2.69m (9'9" x 8'10")
Double glazed window to the rear aspect.
Ceiling light point. Underfloor heating control.

Bathroom - 2.11m x 1.88m (6'11" x 6'2")
'P' Shaped panelled bath with shower screen and shower over. Low level WC. Wash basin. Extensive tiling to walls. Velux double glazed window to the side aspect. Tiled flooring. Shaver socket. Spotlights to ceiling.

Outside

The frontage has a shared access driveway and two block paved parking spaces. Area of lawn. Path to the front door. Electric meter cupboard. Outside power point. Small stone/shingle area to side and front door. Personal gate to the rear garden.

The rear garden is enclosed with timber fencing and is laid mainly to lawn. Paved patio which is covered with a glass roofed pergola. Outside power point and water tap. There are two Rainwater harvesters and a garden shed. The Air Source Heat Pump sits to the side adjacent the Plant room.



NOTES.

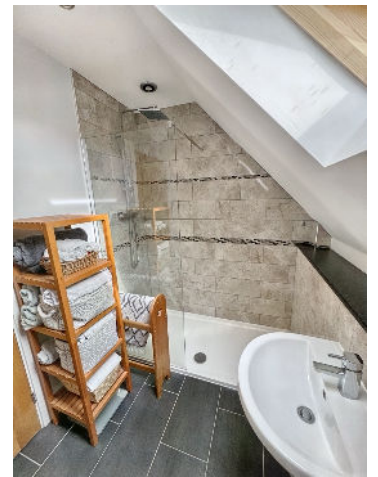
Local Council is East Cambridgeshire District Council

Council Tax Band is E

Air Source Underfloor Heating

EPC is 84 (B).

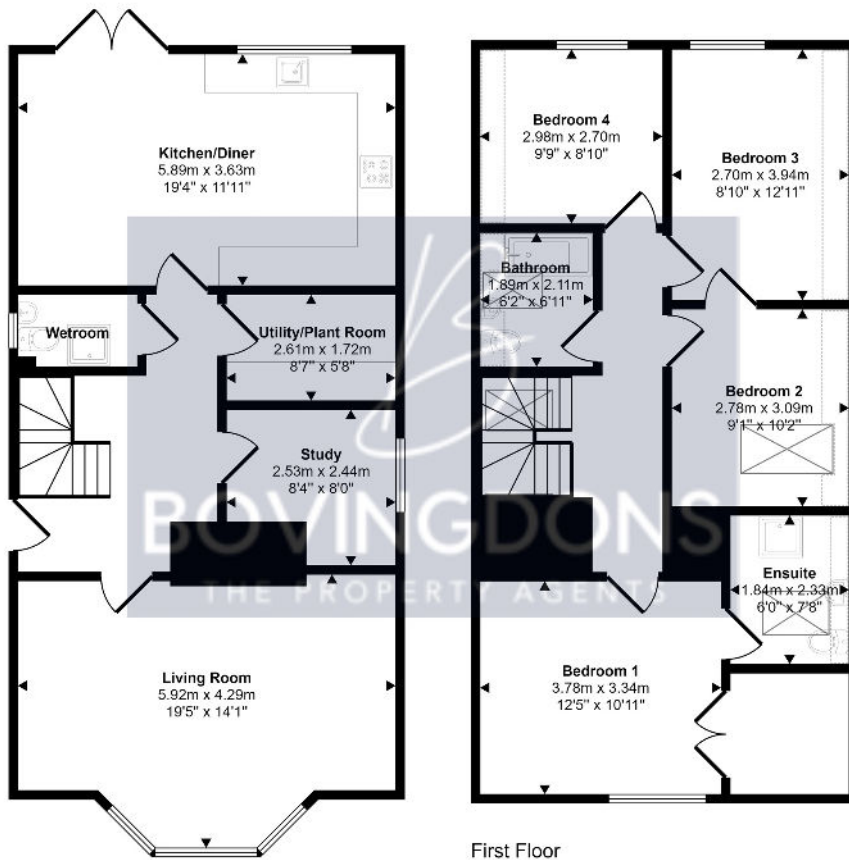
Approx. 2 minutes' walk of National Trust Wicken Fen and the popular Maids Head Pub/Restaurant.





Floor Plan

Approx Gross Internal Area
139 sq m / 1493 sq ft



Ground Floor
Approx 71 sq m / 763 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.

Energy Efficiency Graph

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



Viewing

Please contact our Soham Office
on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

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