



Cross Green
Wicken, CB7 5XS
Guide Price £400,000

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A stunning and hugely improved semi-detached family home standing at the end of a no-through road and positioned in this picturesque village and within easy reach of Wicken Fen Nature reserve.

Stylishly presented and offering striking period features throughout, this property boasts accommodation to include entrance hall, kitchen with built in appliances, lovely living room/dining room with multi-fuel burner, three good size bedrooms and a fabulous first floor bathroom.

Externally the property offers a fully enclosed garden, two very useful outbuilding (studio & shed) and off road parking.

Viewing is highly recommended.

Entrance Hall

With door to front aspect, radiator, tiled flooring and stairs to first floor.

Cloakroom

With low level W.C, wash hand basin, heated towel rail, window to side aspect and tiled flooring.

Kitchen 10'2" x 8'2" (3.10 x 2.50)

Fitted with a range of both eye and base level storage units with solid beech work surfaces over, undermounted 1 1/4 ceramic sink with mixer tap, fitted electric oven and hob with stainless steel extractor hood over and tiled splashback, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine. Radiator, window to the rear garden.

Sitting/Dining Room 22'3" x 11'5" (6.80 x 3.50)

Dual aspect room sized living/dining room with Multi fuel burner with a solid Oak beam over and tiled hearth, bespoke fitted solid Oak shelving and cupboard, radiators, engineered wooden flooring, double glazed sash window to the front aspect, double glazed French doors out to the rear garden.

First Floor Landing

Double glazed sash window to the side aspect. Loft access with drop down ladder, light and power connected.

Bedroom 1 11'5" x 11'1" (3.5 x 3.4)

Double bedroom with double glazed sash window over looking the rear aspect, radiator.

Bedroom 2 9'10" 10'9" (3.0 3.3)

Double bedroom double glazed sash window overlooking the front aspect, walk-in wardrobe area, radiator.

Bedroom 3 8'2" x 6'10" (2.5 x 2.1)

With vaulted ceiling, radiator, access to second loft, double glazed sash window to the front aspect.

Bathroom

Light and spacious family bathroom with panelled bath, shower over, low level W.C, vanity inset wash basin, tiled flooring, underfloor heating, heated towel rail, built in storage cupboard. Vaulted ceiling. Velux roof light, obscured window to the rear aspect.

Outside - Front

Off-road parking is provided via a gravel driveway to the right of the property. Boiler unit

Outside - Rear

Gated access from the front, paved patio areas,

established well set out garden with a variety of mature planting. Oil tank.

Garden Studio 10'2" x 9'2" (3.10m x 2.80m)

Fully insulated with light, power, internet connection and electric heating. Ideal use for a home office/playroom.

Garden Store 13'5" x 7'2" (4.10 x 2.20m)

With power and light.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - D

Council Tax - B (East Cambridgeshire)

Property Type - Semi Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meter - 78

Parking – off road

Electric Supply - Mains Supply

Water Supply – Mains Supply

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type – Ultrafast Available Max

download 1000 Mbps Max upload 220 Mbps

Mobile Signal/Coverage – Indoor and Outdoor

Coverage Good

Rights of Way, Easements, Covenants – None that the seller is aware of

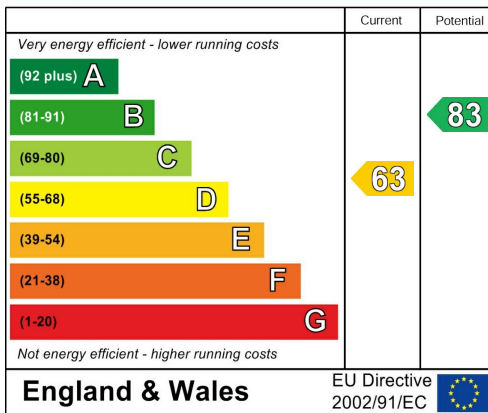
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

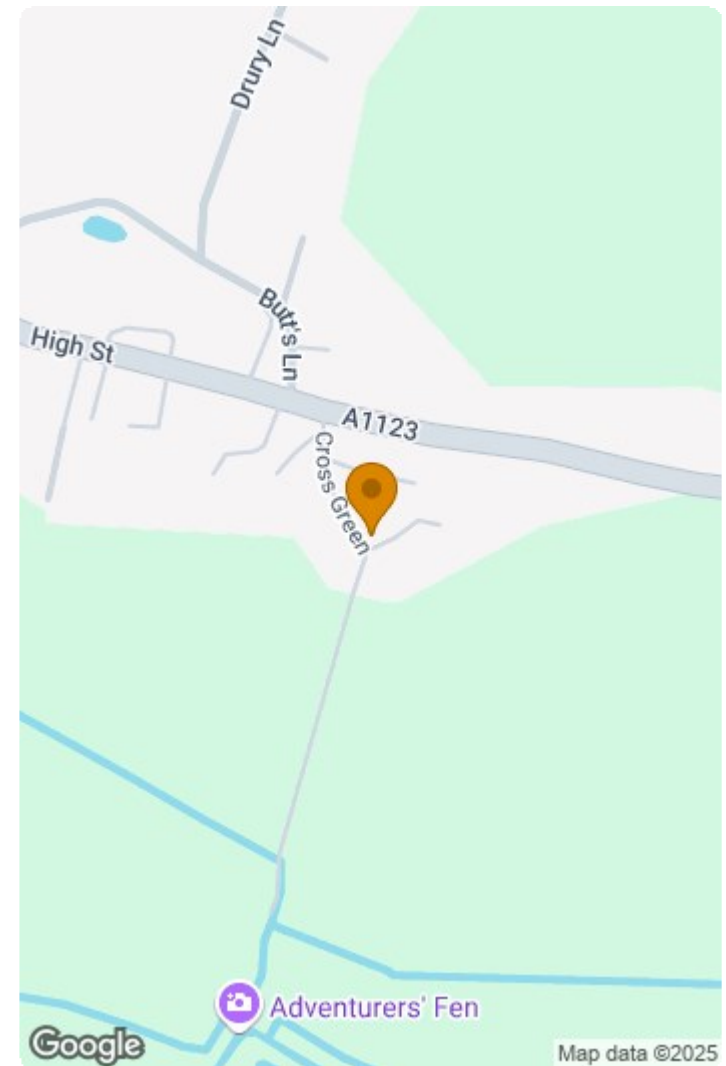
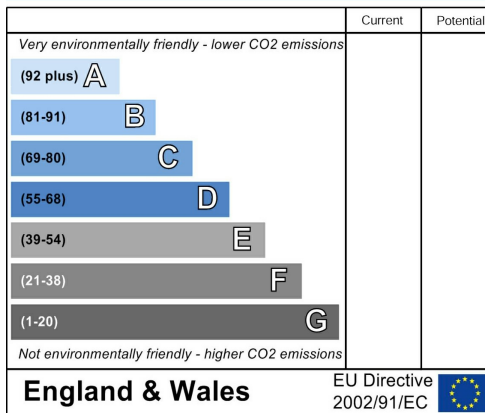


TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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