



Elba School Lane  
Chittering, CB25 9PW

**Guide price £475,000**

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## Elba School Lane

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- Detached bungalow
- Large plot
- Garage and parking
- No chain

A spacious three-bedroom detached bungalow, extending to approximately 1,797 sq ft set on a generous plot, and situated in the hamlet of Chittering within easy reach of both Cambridge and Ely and the major commuter links.

The accommodation comprises an entrance hall with ample built-in storage and access to all rooms. The spacious living room benefits from a fireplace, dual aspect and patio doors leading to the rear garden. The kitchen is well fitted with a range of wall and base units, integrated appliances including an oven, hob, dishwasher and space and plumbing for additional appliances. Accessed via the kitchen is a conservatory, and there is also a generously sized dining room.

There are three well-proportioned double bedrooms, each offering ample space for freestanding furniture. The family bathroom is fitted with a bath, separate shower, basin and WC.

The property is approached via a circular driveway, providing ample parking for several vehicles and leading to a garage/workshop with power and light. The rear garden is a particularly impressive feature,





with mature trees and shrubs, and offering a variety of spaces to enjoy throughout the year, including paved seating areas and an additional large workshop. The property also benefits from far-reaching countryside views.

The property has oil-fired heating and there is a septic tank for drainage.

Chittering is a hamlet about 8 miles North of Cambridge and is part of the parish of Waterbeach. The village lies on the Ely Road between Waterbeach and Stretham situated along the banks of the river Cam. Local amenities include a primary school, post office, local shops and community centre along with a regular bus service. There is easy access to both Cambridge and Ely along the A10 with transport links on to the A14 and M11.

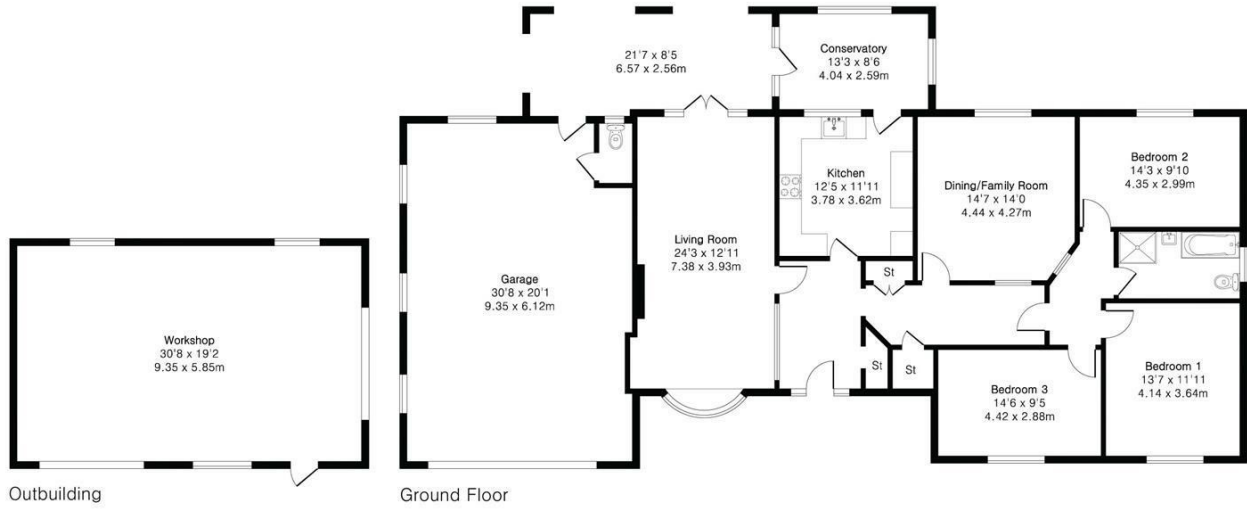
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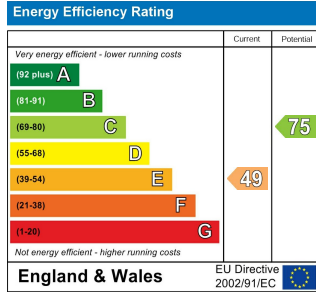


**Approximate Gross Internal Area 1797 sq ft - 167 sq m  
(Excluding Garage & Outbuilding)**

Garage Area 600 sq ft – 56 sq m  
Outbuilding Area 602 sq ft – 56 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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