

11 Chapel Street
Stretham, Cambridgeshire

DAVID BURR









11 Chapel Street, Stretham, Ely, Cambridgeshire, CB6 3JG

Stretham, with its picturesque streets and community atmosphere, embodies the perfect blend of rural tranquillity and modern connectivity. The village boasts a welcoming array of local amenities, including a traditional village pub, shops, a village school and green spaces. Residents can enjoy the serene countryside surroundings while being just a short drive away from the vibrant energy of Cambridge and the architectural wonders of Ely.

An exceptionally well-presented and versatile home measuring in excess of 1,800 sq. ft., offering generous and light-filled accommodation across two floors. Conveniently located within easy reach of Ely and its great transport links, the property features two spacious double bedrooms—both with en-suite facilities—and well-proportioned living spaces, including a stunning open-plan kitchen/dining room and a triple-aspect sitting room. Further benefits include off-road parking and attractively landscaped, south-facing rear gardens, providing an ideal setting for both everyday living and entertaining.

A beautifully presented 1,800 sq. ft. home with two en-suite bedrooms, stunning living spaces, off-road parking, and landscaped gardens—just moments from Ely and excellent transport links.

Ground Floor

ENTRANCE HALL A bright and welcoming space with tiled flooring and stairs rising to the first floor. There is useful under-stairs storage as well as additional fitted cupboards offering excellent practicality.

CLOAKROOM Well-appointed with a WC, hand wash basin, and a window to the side aspect allowing for natural light.

KITCHEN/DINING ROOM A stylish and spacious open-plan area enjoying a double aspect and flooded with natural light. The kitchen is fitted with a comprehensive range of matching wall and base units with worktops over, inset sink with drainer and mixer tap, and high-quality integrated appliances including double electric Miele ovens and a 5-ring Siemens induction hob with extractor above. There is space and plumbing for a washing machine and dishwasher, along with room for a freestanding fridge. The tiled flooring runs throughout, and there is ample room for a family dining table.

SITTING ROOM A stunning triple-aspect reception room with views over the rear garden and access via a glazed door. The space is enhanced by extensive fitted bookshelves and additional built-in cupboard storage, making it ideal for both relaxing and entertaining.

BEDROOM 2 A generous double bedroom located on the ground floor, enjoying windows on two aspects and fitted with integral wardrobes. The room offers potential to be split into two separate rooms, if desired. Door to the **EN-SUITE**, which features a walk-in shower, WC, hand wash basin, and a window to the side aspect.

First Floor

LANDING With airing cupboard, shoe storage, and a side aspect window allowing for natural light. Door to:

BEDROOM 1 A superb principal double bedroom benefitting from dual-aspect windows and fitted wardrobes, creating a light and airy feel throughout. Door to the **EN-SUITE** which is fitted with a panelled bath and shower over, WC, hand wash basin, and access to the boarded loft.

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Outside

The property is approached via a block-paved driveway to one side which provides ample offroad parking, leading to the front entrance. A pathway continues along the side of the house, opening onto a private terrace directly accessible from the kitchen/dining room—perfect for alfresco entertaining. To the rear, the beautifully landscaped, south-facing gardens are well established with a variety of mature shrubs, flowering plants, and an array of fruit trees, creating a peaceful and attractive outdoor setting.

Agent's note: The property has an easement allowing access through the front garden to the neighbouring property's LPG tank.

Material Information

SERVICES Air source heat pump fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX TBC. Currently under review.

TENURE Freehold.

WHAT3WORDS connects.twits.reserved

EPC Band C.

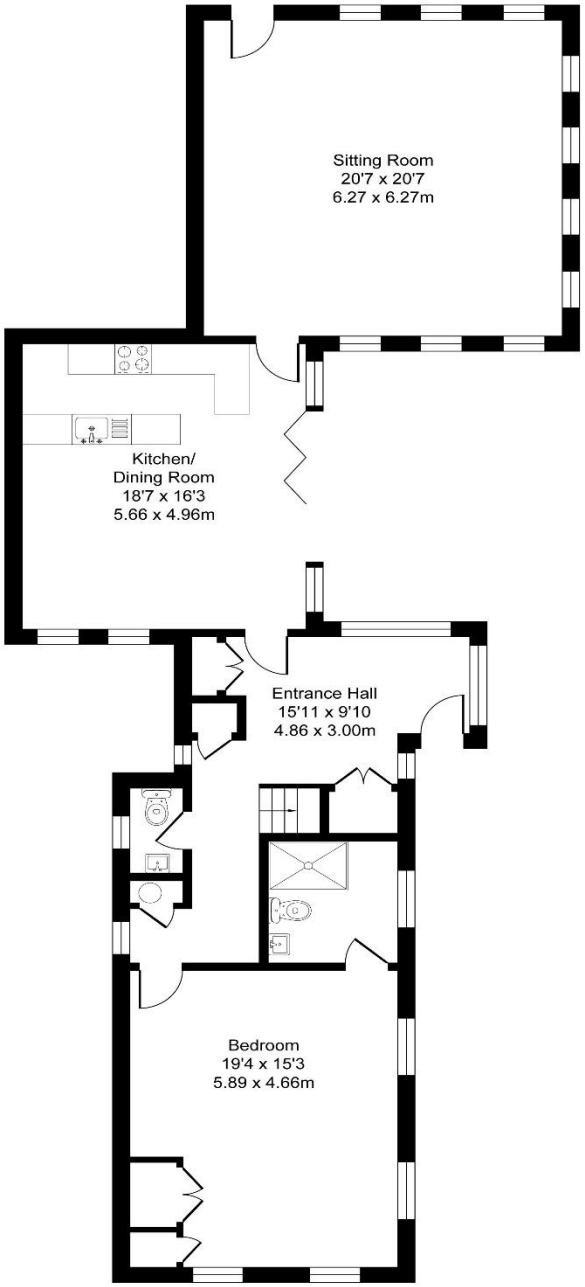
VIEWING by prior appointment only through David Burr estate agents.

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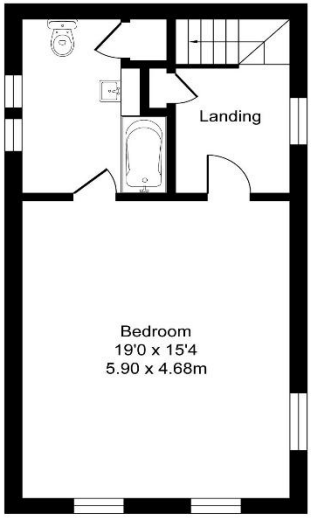




Ground Floor
Area: 126.2 m² ... 1359 ft²



First Floor
Area: 44.3 m² ... 477 ft²



Total Area: 170.5 m² ... 1836 ft²
All Measurements are approximate and for display purposes only







