



**5 Dalham Road**  
**Ashley, Cambridgeshire CB8 9EG**  
**Guide Price £485,000**



## 5 Dalham Road, Ashley, Cambridgeshire CB8 9EG

A superb and greatly improved semi-detached family home standing within some delightful gardens and enjoying magnificent views to the rear, overlooking rolling countryside.

Cleverly extended and enjoying fabulous open plan living, this property offers accommodation to include refitted kitchen, living room and family room, utility room, cloakroom, four double bedrooms (Ensuite to master) and a refitted family bathroom. Benefiting from oil fired heating and double glazing throughout.

Extensive mature and long rear garden and useful office/outhouse to rear.

No chain and viewing is recommended.

Council Tax: B  
EPC: D

### Accommodation Details

#### Entrance Hall

With window to the side aspect, leads into:

#### Hallway

With staircase rising to the first floor, doors to:

#### Cloakroom 5'7 x 5'1 (1.70m x 1.55m)

Fitted with low level WC and hand wash basin set into vanity storage surround, tiling to splashbacks, radiator, tiled flooring, obscured window to the front aspect.

#### Living Room 11'2 x 11'0 (3.40m x 3.35m)

With window to the front aspect, radiator, open through to:

#### Kitchen 11'9 x 11'2 (3.58m x 3.40m)

Fitted with a contemporary range of wall

mounted, full length, breakfast bar and base storage cabinets with working top surfaces over, undermounted sink unit with drainer and mixer tap, built-in oven and microwave, separate black glass electric hob set into alcove with extractor above, integrated fridge/freezer and dishwasher, tiling to splashback areas, recessed LED ceiling lights, wood flooring, window to the rear aspect, open through to:

#### Family Room 23'6 x 16'1 (7.16m x 4.90m)

Door to airing cupboard, further door to utility room, radiator, wood flooring, pendant lighting and recessed LED ceiling lights, windows to both side aspects and the rear aspect, full length bi-folding doors opening out onto the rear garden.

#### Utility Room 5'11 x 5'1 (1.80m x 1.55m)

Fitted base cabinet with working top surface over, space and plumbing for washing machine, door leading out to side passage.

### FIRST FLOOR

#### Landing

With doors to:

#### Bedroom 1 18'10 x 11'10 (5.74m x 3.61m)

With window to the rear aspect, radiator, door to:

#### Ensuite 9'7 x 4'2 (2.92m x 1.27m)

Suite comprising low level WC and walk in shower, heated towel rail, tiled walls and flooring, obscured window to the rear aspect.

#### Bedroom 2 14'8 x 11'10 (4.47m x 3.61m)

With built in wardrobe, two windows to the front aspect, radiator.

#### Bedroom 3 11'9 x 10'1 (3.58m x 3.07m)

With window to the rear aspect, radiator.

#### Bedroom 4 10'0 x 9'3 (3.05m x 2.82m)

With window to the side aspect, radiator.

#### Bathroom 11'0 x 5'5 (3.35m x 1.65m)

Four piece suite comprising low level WC, hand wash basin set into vanity storage surround, panelled bath with shower attachment and quadrant walk in shower, part tiled walls, heated towel rail, tiled flooring, recessed LED ceiling lighting, obscured window to the front aspect.

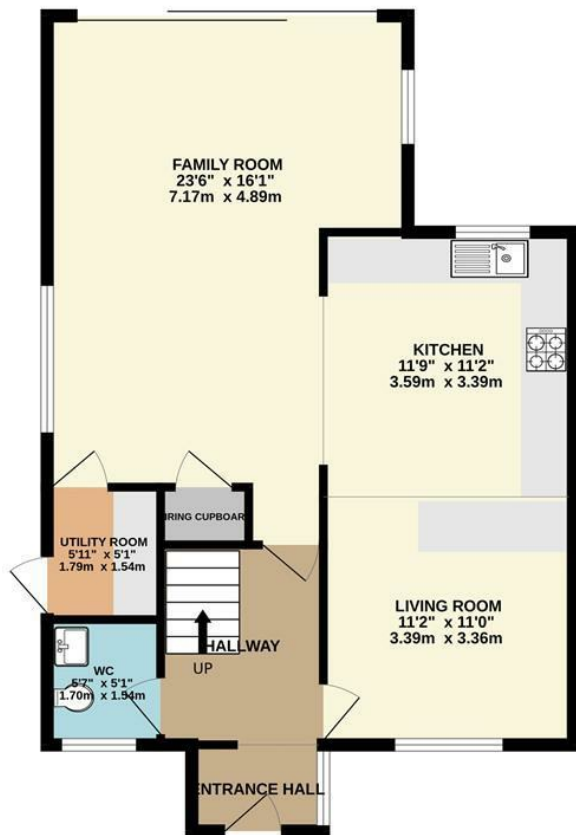
#### Outside - Front

Block paved frontage allowing off road parking, shrub borders and gated access to the side leading to rear garden.

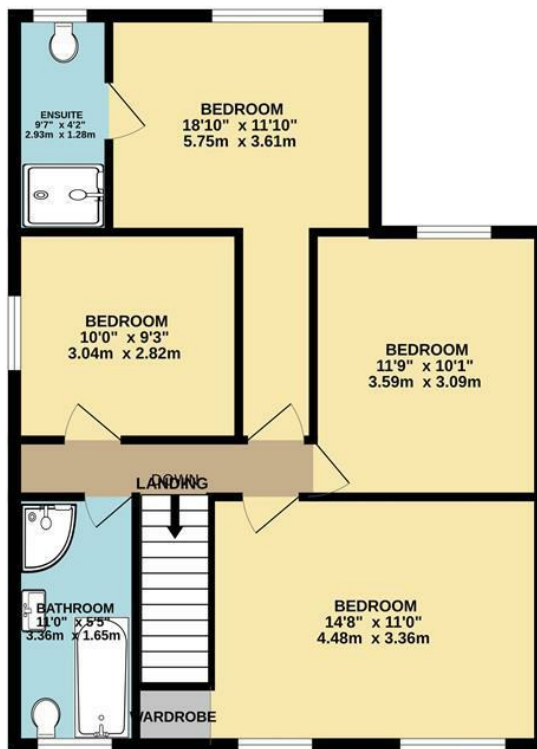
#### Outside - Rear

Far reaching garden with views over the countryside, large dual level sandstone terrace, outdoor seating area, the rest laid to lawn with an abundance of trees, shrubs, plants and flowers filling the borders, timber office/outhouse and small growing garden, passage to the side of the property leading to gated access out to the front.

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



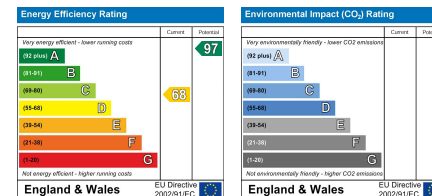
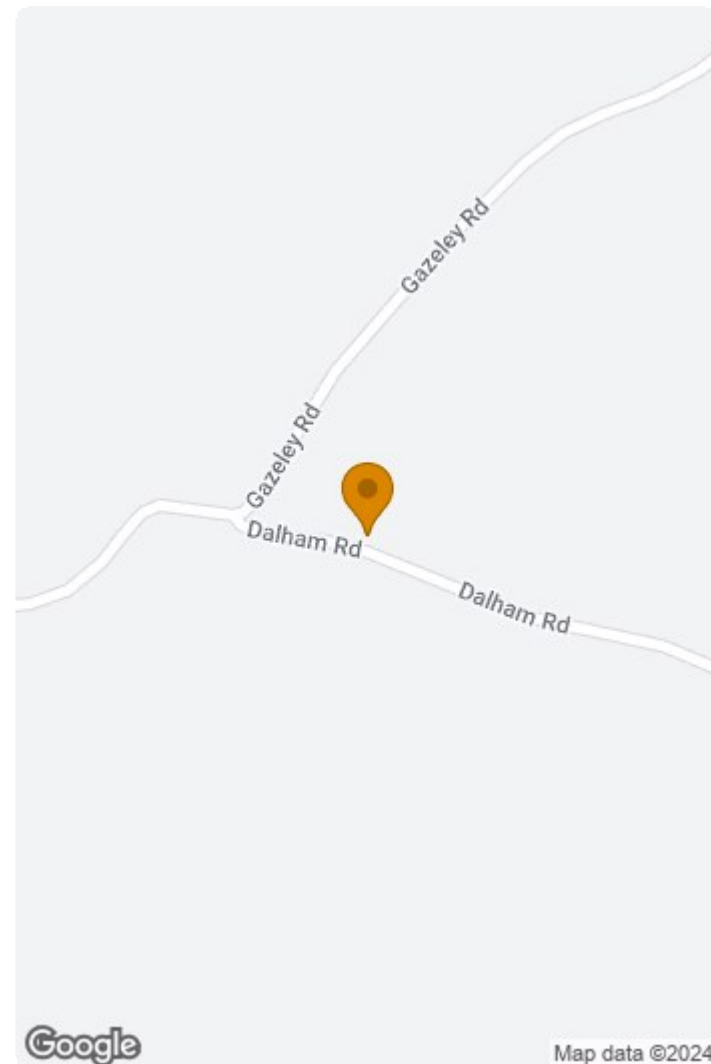
1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



5 DALHAM ROAD

TOTAL FLOOR AREA: 1400 sq.ft. (130.0 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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