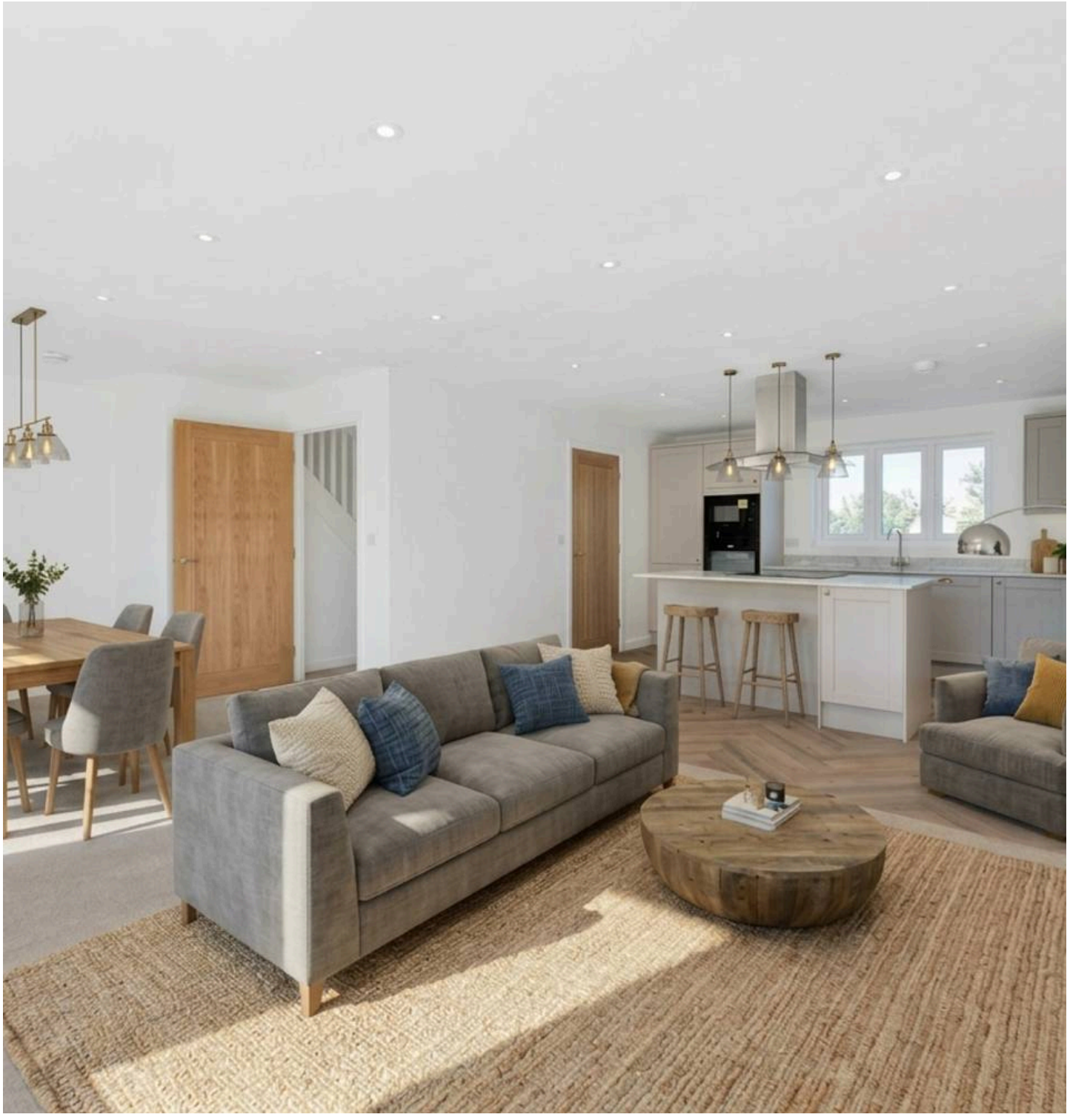


30 Chapel Lane, Wicken

Wicken

Guide Price **£425,000**



30 Chapel Lane

Wicken

Brand new three-bedroom detached home in the village of Wicken, with its own private entrance, open-plan living, a detached garage and far-reaching views towards Ely Cathedral.

- Brand New Three-Bedroom Detached Home
- Own Private Entrance, Separate From The Shared Access Road
- Far-Reaching Views Towards Ely Cathedral
- Open-Plan Kitchen, Dining And Living Room
- Cashmere Shaker Kitchen With Quartz Worktops And Integrated Appliances
- En-Suite To Principal Bedroom, Family Bathroom And Ground-Floor WC
- Detached Garage, Driveway Parking And EV Charging Point
- Air Source Heat Pump, Underfloor Heating And 10-Year Buildzone Warranty
- Famous Historic Village Of Wicken, Close To Ely And Newmarket
- Private Viewing Appointment Essential

The Chapel Lane Development
Chapel Lane is a collection of seven newly built three-bedroom homes by Larkspur Homes, each finished to the same high specification and carrying a ten-year Buildzone warranty. The homes are priced as follows:

30 Chapel Lane

Wicken

Property Insight

Set on the edge of the popular village of Wicken, this brand-new detached home enjoys its own private entrance, set apart from the shared access serving the rest of the development, and fronts the village playing fields with open countryside beyond and far-reaching views towards Ely Cathedral. One of a small collection of seven homes built by Larkspur Homes, it offers three bedrooms, a generous open-plan living space and a detached garage, all finished to a high specification and carrying a ten-year Buildzone warranty. With no upward chain and the reassurance of a new build throughout, it makes a straightforward and well-positioned move for families and professionals alike.

The heart of the home is a bright, open-plan kitchen, dining and living room running the full depth of the ground floor, with herringbone-effect luxury vinyl flooring underfoot in the kitchen and carpet in throughout the lounge/diner and French doors opening to the rear garden. The kitchen is fitted with cashmere shaker-style units and quartz worktops arranged around a central island, with a full range of integrated appliances including an oven, induction hob, extractor, dishwasher, fridge/freezer, washer/dryer and microwave. A separate entrance hall finished with oak doors, and a ground-floor WC, complete the downstairs, while underfloor heating powered by an air source heat pump runs throughout the ground floor. It is a sociable, light-filled space designed for everyday family living and entertaining in equal measure.

Upstairs, the bedrooms are arranged off the landing, all carpeted, with the principal bedroom served by its own en-suite shower room, and a family bathroom with a bath and overhead shower completing the first floor. Outside, the enclosed rear garden is laid mainly to lawn with a paved patio off the house, bordered by timber fencing and backing onto open green space. To the side, a block-paved driveway provides parking for several vehicles and leads to a detached garage, with an EV charging point and fibre broadband adding modern practicality. Combining a quiet village setting with genuine space and its own private approach, this is a rare new home in one of the area's most sought-after villages.





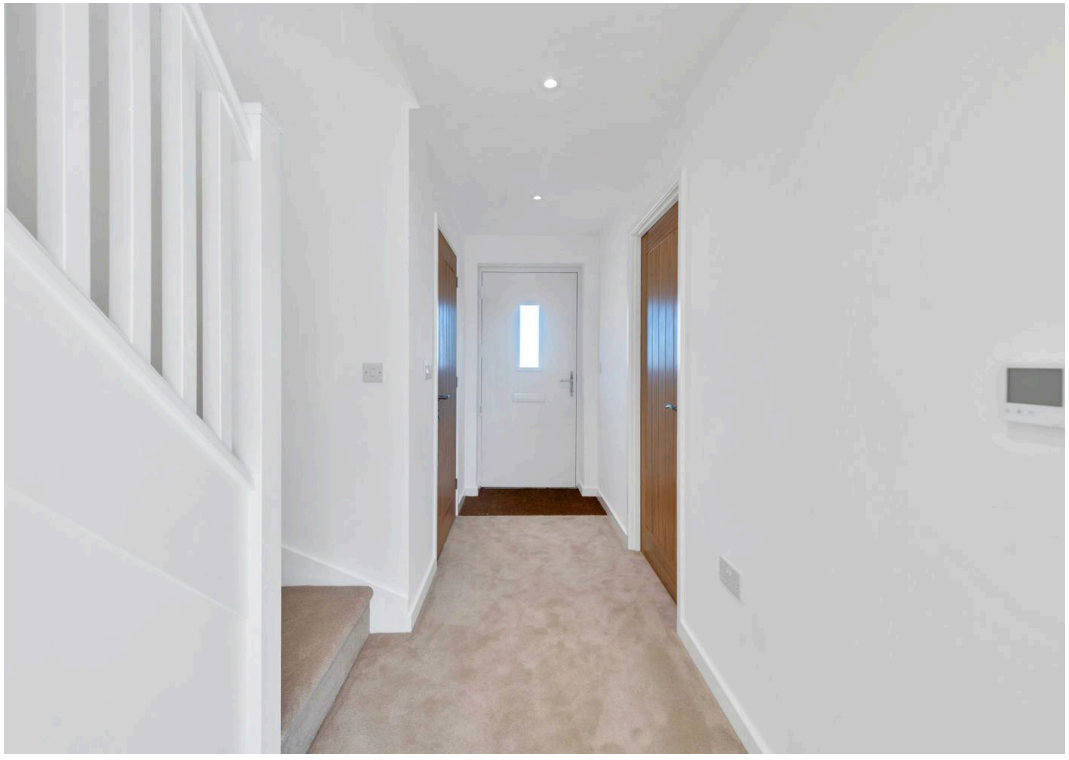
30 Chapel Lane

Wicken

Brand new three-bedroom detached home in the village of Wicken, with its own private entrance, open-plan living, a detached garage and far-reaching views towards Ely Cathedral.
Council Tax band: TBD

Tenure: Freehold

At a Glance
Type: Detached house, freehold
Size: Approximately 1,066 sq ft, plus a 219 sq ft detached garage
Bedrooms: 3
Bathrooms: 2 — family bathroom plus en-suite to principal, with a ground-floor WC
Reception Rooms: Open-plan kitchen, dining and living room with French doors to the garden
Kitchen: Cashmere shaker-style units, quartz worktops, central island, integrated appliances including microwave
Outside: Enclosed rear garden with paved patio, backing onto open green space
Parking: Block-paved driveway for several vehicles, detached garage, EV charging point
Station: Soham, Newmarket and Ely — services to Cambridge, London King's Cross and Ipswich
Timeline: AVAILABLE TO RESERVE NOW!





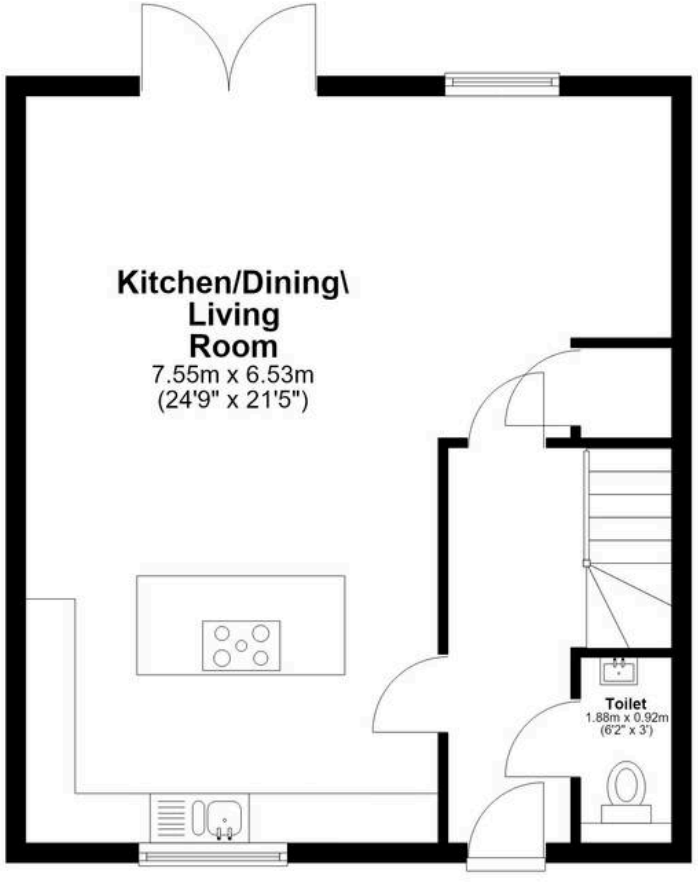




Ground Floor

Main area: approx. 49.3 sq. metres (531.0 sq. feet)

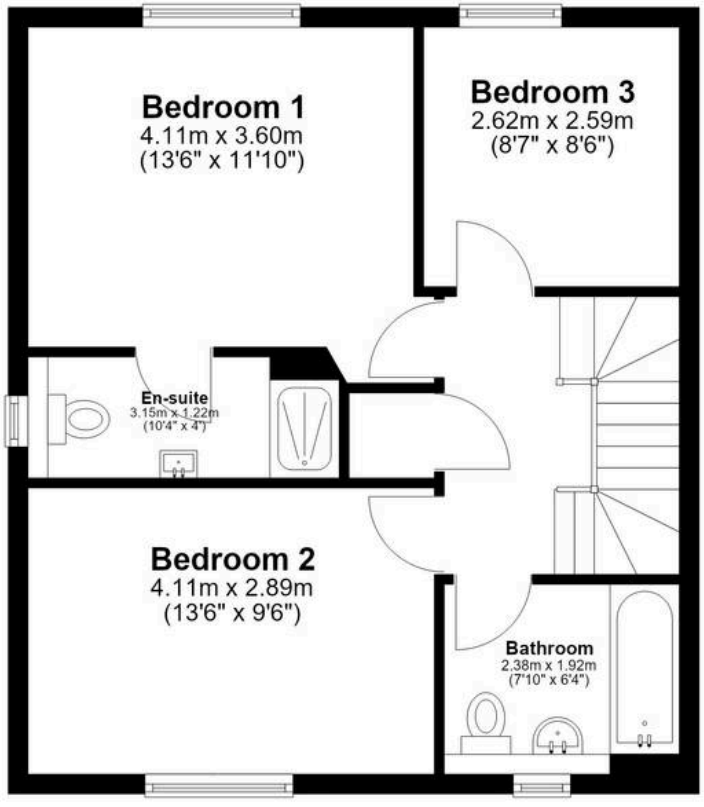
Plus garages, approx. 20.4 sq. metres (219.5 sq. feet)





First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Main area: Approx. 99.1 sq. metres (1066.4 sq. feet)

Plus garages, approx. 20.4 sq. metres (219.5 sq. feet)



Ensum Brown

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