



COLE CLOSE | WITCHFORD

Family Home Walking Distance to Schools & Shops

COLE CLOSE | WITCHFORD

Guide Price £350,000 Freehold

FEATURES

- NO CHAIN
- Walking distance to Local Shops & Witchford Village College
- Easy access to A10 and Ely Train Station with links to Cambridge & London
- En-suite to Master Bedroom
- Conservatory
- Log Burner in Lounge
- Walking Distance to The Rackham COE Primary School

DESCRIPTION

Modern four bedroom detached home situated in a popular cul-de-sac location close to the village centre and offering easy access to both the primary and secondary schools. Comprises entrance hall, cloakroom, spacious lounge, dining room, conservatory, 4 bedrooms (1 ensuite), bathroom, driveway, garage and gardens. The village offers essential amenities, including a primary school, Village college, a village hall, and local shops. For commuting, Witchford provides excellent transport links, Easy reach of Ely train station providing links to Cambridge and London.

Entrance Hall

Staircase leading to first floor.

WC

Double glazed window to front, low level WC, hand wash basin.



ACCOMMODATION

Lounge 15'3" x 14'9" (4.65m x 4.52m)

Cast iron multi fuel stove, patterned tiled hearth with limestone surround, Double glazed window to front, herringbone patterned flooring, double doors to

Dining Room 9'8" x 8'7" (2.95m x 2.62m)

Laminate flooring, double glazed French doors leading to;

Conservatory 10'11" x 8'11" (3.35m x 2.72m)

With Double glazed windows and French doors leading to rear garden.

Kitchen 9'8" x 8'11" (2.95m x 2.74m)

Wide range of eye and wall base units, Integrated oven & hob, extractor fan, stainless steel sink & drainer, dishwasher, tiled flooring, storage cupboard, door to garage.

First Floor Landing

Storage cupboard, access to loft.

Bedroom 1 10'7" x 10'0" (3.25m x 3.05m)

Double glazed window to front, built in wardrobe.

En-suite

Double glazed window to side, shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom 2 9'10" x 9'6" (3m x 2.9m)

Double glazed window to rear, double glazed window to front, built in wardrobe.

Bedroom 3 12'11" x 8'5" (3.94m x 2.59m)

Double glazed window to rear, built in wardrobe

Bedroom 4 7'10" x 7'1" (2.41m x 2.18m)

Double glazed window to front.

Family Bathroom

Double glazed window to rear, panel enclosed bath with shower over, built in storage cupboard, low level WC, hand wash basin, heated towel rail.

Outside

Mostly laid to lawn, private driveway, a range of shrubs. Gated access to enclosed rear garden, mainly laid to lawn with patio area and a range of trees and shrubs.

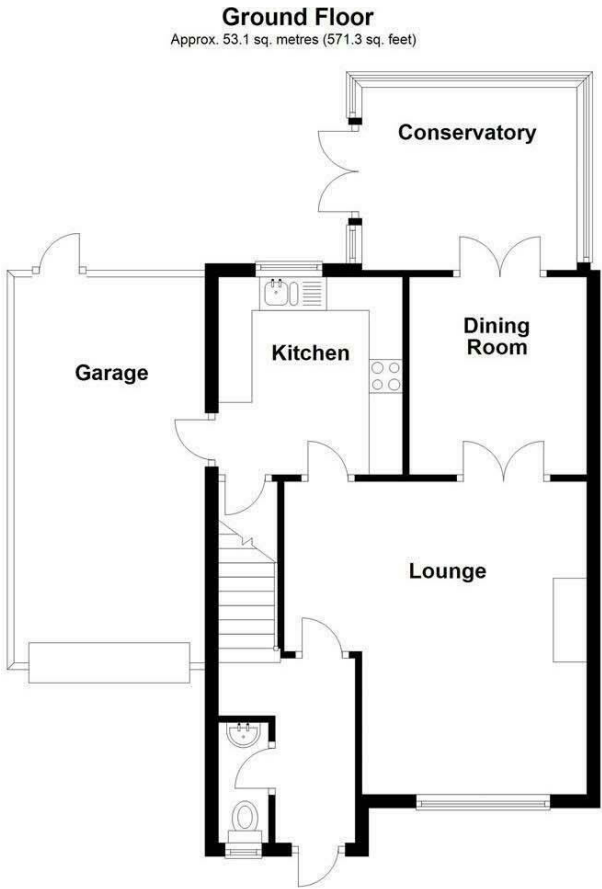
Agents Note

Oil Central Heating









Total area: approx. 108.4 sq. metres (1167.2 sq. feet)

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : D

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	