



The Old Forge

36 High Street, Wilburton, Ely, Cambs CB6
3RA

Guide Price £499,500



Well-presented and spacious detached home at the centre of this popular village. The property has been maintained in excellent condition by the present owners and benefits from double glazing and oil-fired central heating. The family accommodation comprises: Hall, Cloakroom, Living Room, Dining Room, Kitchen, Conservatory, 3 double bedrooms, bathroom and separate WC, together with well landscaped gardens and a detached double garage.



Entrance Hall

Part double glazed Upvc entrance door. Stairs to first floor. Radiator. Dado rail. Ceiling light point. Built-in understairs storage cupboards. Further small storage cabinet. Door to dining room. Door to:



Cloakroom

Built-in shower cubicle. Low level WC. Wash basin in vanity unit. heated towel rail. Tiled walls and floor. Double glazed window to the front aspect. Built-in storage cabinets. Ceiling light point. Stopcock.

Living Room

Dual aspect double glazed windows to the front and rear aspects and a further three double glazed windows to side aspects. Feature full-height brick-built fireplace. Exposed ceiling beams. Two radiators. Built in cupboards. TV Point. Central heating thermostat. Four wall light points.



Dining Room

Double glazed patio doors leading to the Conservatory. Radiator. Wood laminate flooring. Wall light point. Glazed double doors and leaded light window to the Living Room. Door to Kitchen.



Kitchen

Refitted with a range of units at base and wall level with work surfaces over. Double bowl sink with mixer tap. Tiled splash areas. Double glazed window to the rear aspect. Double glazed Upvc saloon style door to the side passage. Spotlights over units and under unit lighting. 'Eurocal' Oil fired boiler serving central heating and hot water. Integrated washing machine and dishwasher. American style fridge and freezer. AEG Double oven with 4 ring induction hob and stainless-steel extractor hood over. Stopcock.



Conservatory

Upvc and brick construction overlooking the garden. Door to the garden and vaulted ceiling.



Landing

Attractive split-level staircase. Double glazed window to the side aspect on the half-landing Dado rail. Double glazed window to the front aspect. Two wall light points. Access to loft space. Built-in airing cupboard with shelving.



Bedroom 1

Double glazed window to the rear aspect. Radiator. Wood laminate flooring.

Bedroom 2

Double glazed window to the front aspect. Radiator. Ceiling light point. Wood laminate flooring. Built-in double wardrobe with hanging rail.



Bedroom 3

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in double wardrobe. Wood laminate flooring.

Bathroom

Refitted with white suite comprising corner shower cubicle, Panelled bath with mixer tap, pedestal wash basin and Heated towel rail. Tiled splash areas. Ceiling light point.

WC

Double glazed window to the front aspect. Heated towel rail. Low level WC. Wash basin. Tiled splash areas. Ceiling light point.



Outside

Well landscaped front garden with low brick wall to front boundary and with raised planters, mature shrubs, 1200 litre Oil tank with screening, path to entrance door and leading through personal gate to side to the rear garden.

To the side passage there is a timber garden shed, outside light and door to kitchen.

The rear garden is laid mainly to patio areas, with shrub borders, wood store, outside tap and access to the rear drive, parking for 3-4 vehicles and a double garage, which measures approximately 18'6" x 17'9" and has power, light, eaves storage and double up and over door.



Notes

Local Council is East Cambridgeshire District

Council

Council Tax band is E

Full fibre broadband connected.

Security lighting to rear

Shared drive has full right of way granted.



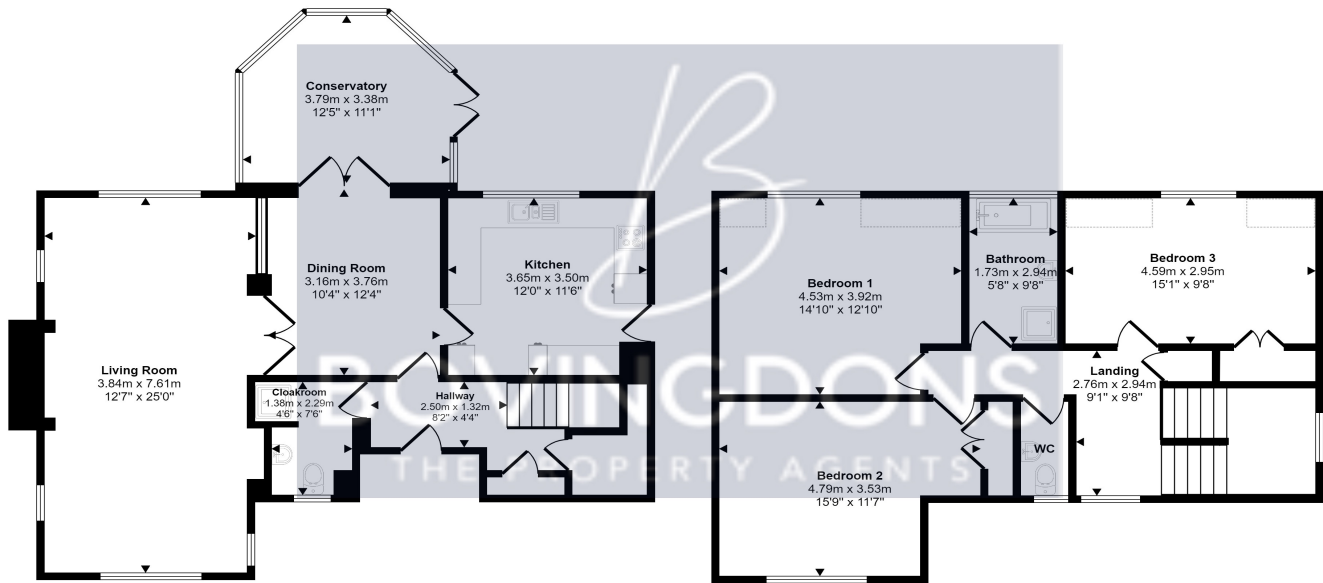
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Approx Gross Internal Area
166 sq m / 1666 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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