



30 Granary End, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£465,000

30 Granary End

Witchford, Ely

Situated within a popular cul-de-sac this modern detached home comprises entrance hall, cloakroom, spacious lounge, superb refitted kitchen/dining room, utility, four bedrooms (one en-suite) and family bathroom. Outside there is a driveway, garage and west facing rear garden. Viewing is highly recommended.

- Well Presented Detached House
- 4 Bedrooms (1 En-suite)
- Superb Refitted Kitchen/Dining Room
- Utility
- Spacious Lounge
- Driveway, Garage and Garden
- Gas Central Heating
- Freehold/Council Tax D/EPC C



Entrance Hall

With door to front and double glazed window to side, stairs to first floor and understairs storage cupboard, radiator.

Cloakroom

With low level WC, wash basin, radiator.

Lounge

With double glazed window to front, media unit allowing for wall mounted TV and with inset contemporary fire below, radiator.

Kitchen/Dining Room

With double glazed window and French doors onto garden, refitted with a superb range of high gloss wall and base level units and drawers with quartz worktop and undermounted sink, built in electric oven, induction hob, extractor hood, microwave, fridge and freezer, plumbing for dishwasher, wide peninsula with quartz top and breakfast bar with cupboards and wine fridge below, under unit lighting, radiator.

Utility

With door to outside, wall and base level storage units with worktop and sink, plumbing for washing machine, radiator.

Landing

With double glazed window to side, airing cupboard and additional storage cupboard, radiator.

Bedroom 1

With double glazed window to front, built in wardrobe, radiator.

En-suite

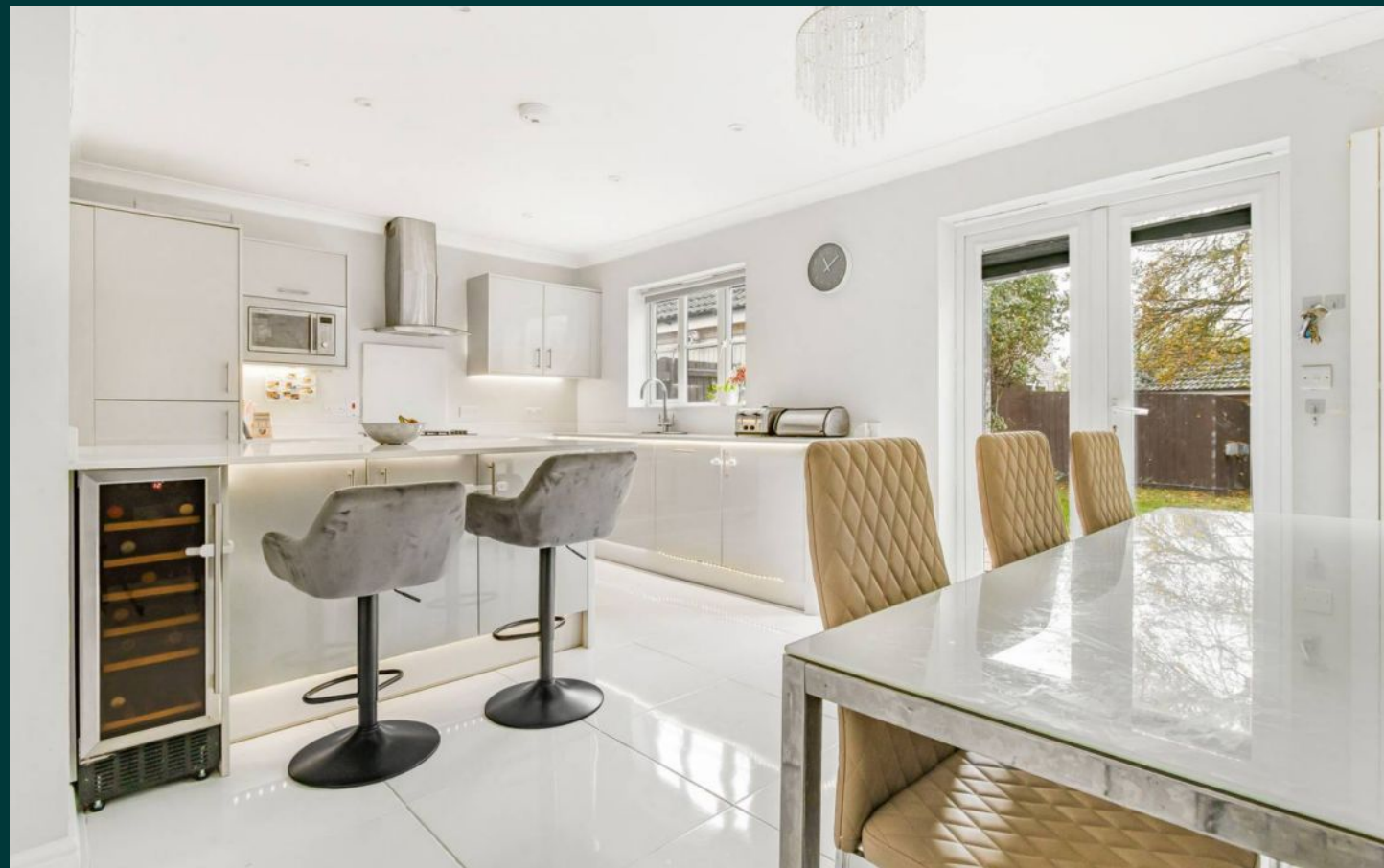
With shower cubicle, wash basin, low level WC, double glazed window to side, radiator.

Bedroom 2

With double glazed window to rear, built in wardrobe, radiator.

Bedroom 3

With double glazed window to rear, radiator.



Bedroom 4

With double glazed window to front, radiator.

Bathroom

With bath with shower attachment above, low level WC, wash basin, radiator.



Outside

To the rear of the property is a west facing garden which is mainly laid to lawn together with a paved patio, storage shed and a mature tree (with a preservation order).

Running alongside the house there is a driveway with gated access into the garden and leading to a single garage with metal up and over door.





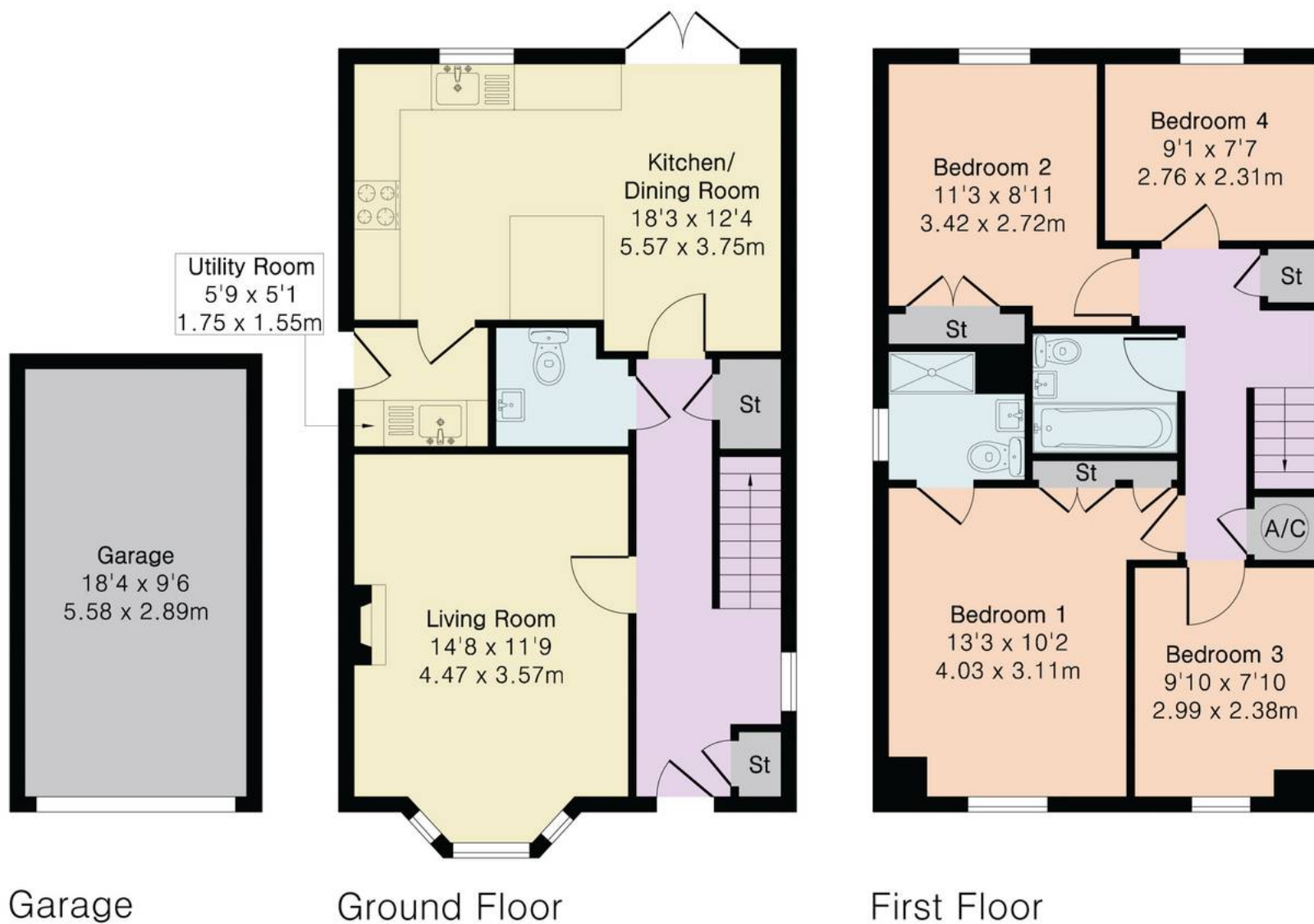


**Approximate Gross Internal Area 1157 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 584 sq ft – 54 sq m

First Floor Area 573 sq ft – 53 sq m

Garage Area 174 sq ft – 16 sq m





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