



Ward Way, Witchford CB6 2JR

welcome to

Ward Way, Witchford

A superbly presented and extended five-bedroom detached family home tucked away in a desirable Witchford location. The property features open-plan kitchen/dining area, multiple reception rooms and a landscaped rear garden. Just a short distance from Ely and its excellent amenities and train links.

Entrance Hall

entry door, radiator;

Dining Room

11' 7" x 11' 10" (3.53m x 3.61m)

Bay window to front, double doors into lounge, radiator;

Lounge

11' 11" x 19' 11" (3.63m x 6.07m)

Bifolding doors to rear, double door to study, two radiators;

Kitchen

23' 8" x 11' 1" (7.21m x 3.38m)

Fully fitted bespoke grey, matte shaker style kitchen with a selection of both wall mounted and base level units with work surfaces over as well as a selection of integrated appliances including; electric hob with extractor over, inset sink and drainer unit, double oven, dishwasher, heater drawer, coffee machine, steam cooker, American style fitted fridge freezer, a built in 'L shaped' island which has been designed and used as a seating area surrounding the dining table.

Two modern wall mounted radiators, window to rear, bifolding door to rear;

Cloakroom

low level WC, wall mounted inset sink with storage below, radiator;

Games Room

9' x 16' 7" (2.74m x 5.05m)

converted double garage, built in storage, window to side, radiator;

Utility Room

7' 2" x 7' 6" (2.18m x 2.29m)

A fully fitted shaker style utility room with a selection of wall mounted and base level units with an inset sink and drainer unit with work surfaces over, space and plumbing for freestanding washing machine and tumble dryer, window to front, radiator;





Landing Master Bedroom

16' 1" x 11' 10" (4.90m x 3.61m)

Triple fitted wardrobes, window to front, door to en-suite, radiator;

En Suite

fully fitted suite comprising; low level WC, inset sink with storage below, wall mounted storage unit, corner shower cubicle, heated towel rail, glazed window to front;

Bedroom 2

11' 10" x 14' 2" (3.61m x 4.32m)

window to rear, radiator;

Bedroom 3

8' 9" x 7' 6" (2.67m x 2.29m)

window to front, radiator;

Bathroom

Fully fitted suite comprising; panelled bath with shower over with fitted screen and tiled surround, wall mounted WC with unit, vanity unit with 'his and hers' double inset sinks, wall mounted heated towel rail, glazed window to rear;

Bedroom 4

19' 7" x 6' 6" (5.97m x 1.98m)

two velux windows, radiator;

Bedroom 5

11' 8" x 9' 6" (3.56m x 2.90m)

window to rear, radiator;



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welcome to

Ward Way, Witchford

- Detached Family Home
- Five Bedrooms
- Lounge and separate dining room
- En-suite Shower Room
- Private, Established Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

offers over

£600,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

ELY109941 - 0003

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