



Padney Road, Wicken, CB7 5YE

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**pocock & shaw**  
Residential sales, lettings & management



**5a Padney Road  
Wicken  
Ely, CB7 5YE**

A spacious three/four bedroom modern bungalow located in a village with beautiful open countryside views. Air Source underfloor heating with thermostat controls in each room. EPC B 82

- ENTRANCE HALL
- OPEN PLAN LIVING ROOM/KITCHEN
- MAIN BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- STUDY/BEDROOM 4
- FAMILY BATHROOM
- GARDENS
- LARGE PATIO
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- AIR SOURCE HEATING
- EPC B COUNCIL TAX BAND D

**£1750PCM    Deposit £2019  
Available Immediately – Unfurnished**



**Draft Particulars**

All information subject  
to confirmation by the  
Landlord



WICKEN is a charming village with very little modern development, many of the properties being of older style and character. It is conveniently situated for Ely (9 miles), Newmarket and Cambridge. The well known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust.

**HALLWAY** Front door with glazed insets

**OPEN PLAN LIVING/DINING/KITCHEN** 31' 2" x 12' 9" (9.5m x 3.9m) Living Room - Double glazed French doors leading out to patio and garden. Fireplace with inset log burner. Wood laminate flooring.

Kitchen Area Fitted with a range of light grey base units with working surfaces over and matching range of wall mounted cupboards. Integrated washing machine, dishwasher and fridge freezer. Wine cooler. Four ring electric hob with extractor over and built in electric double oven below. Solid wood work tops. Underfloor heating. Wood laminate flooring.

**MAIN BEDROOM** 11' 9" x 11' 9" (3.6m x 3.6m) Window to front aspect. Underfloor heating. Door to ensuite.

**EN SUITE** 7' 6" x 6' 6" (2.3m x 2m) Comprising double walk in shower cubicle, Wash basin with vanity unity, Low level WC. Slate tiled floor and grey slate wall tiles.

**BEDROOM 2** 11' 5" x 9' 10" (3.5m x 3m) Window to front aspect. Underfloor heating.

**BEDROOM 3** 13' 5" x 8' 2" (4.1m x 2.5m) Window to front aspect. Underfloor heating,

**BEDROOM 4/STUDY** 9' 10" x 7' 6" (3m x 2.29m) Window. Underfloor heating.

**FAMILY BATHROOM** Comprising white bath with

shower over and glazed shower screen. White wash basin with vanity unit with mirror over and touch light. Low level WC, Tiled walls and floor.

## EXTERIOR

**REAR GARDEN** Enclosed rear garden with paved patio area, mainly laid to lawn with flower border.

**FRONT GARDEN** Borders with shrubs. Large gravelled area with space for several cars.

**EPC RATING** B 82

**COUNCIL TAX** Band D

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

This is a non-managed property

**REF** JVD/6406





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

