



Victoria Green, Witchford, Ely, Cambridgeshire CB6 2XB

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A superbly presented three/four bedroom detached residence which lies in a super position within this highly sought after village location.

- Entrance Hall
- Sitting Room & Dining Room
- Recently Refinished Kitchen
- Utility Room & Cloakroom
- Study/Bedroom Four
- Three Double Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Established Front & Rear Gardens
- Driveway Parking for Two Vehicles
- Refitted Carpets to First Floor

Guide Price: £375,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

ENTRANCE HALL Entrance door with glazed insets, engineered oak flooring, staircase rising to first floor, doors to Study/Bedroom Four and Sitting Room.

STUDY/BEDROOM FOUR Formerly the garage, with double glazed window to front, radiator, wall mounted fuse box.

SITTING ROOM 15'9" x 10'8" (4.80 m x 3.25 m) with double glazed bay window to front, archway opening to Dining area, engineered oak flooring, radiator.

DINING ROOM 11'2" x 7'9" (3.40 m x 2.36 m) with engineered oak flooring and double glazed sliding patio doors to the rear garden. Radiator and door to:-

REFINISHED KITCHEN 10'5" x 9'1" (3.17 m x 2.77 m) with double glazed window to rear and door to Utility room. Comprehensively refinished with a matching range of wall and base units with drawers and roll edge work surfaces with tiled splashbacks. Integrated cooker appliances include a Whirlpool electric oven/grill with five ring gas hob and extractor hood over. Recess and plumbing for slimline dishwasher (subject to measurements), recess for American style fridge freezer. Folding door to shelved pantry and door through to:-

UTILITY ROOM with door to cloakroom, double glazed door to side and window to rear. Matching base units with roll edge work surfaces over and built in Franke 1 1/3 bowl single drainer sink unit with mixer tap. Tiled splashbacks, plumbing and space for washing machine, chrome finish towel rail / radiator, ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM with double glazed window to side. Suite in white comprising WC, corner vanity cupboard with wash hand basin sat on and mosaic style tiled splashbacks. Radiator, ceramic tiled flooring.

FIRST FLOOR LANDING Built-in cupboard with hanging rail, linen shelf, wall mounted Baxi combi gas boiler (fitted 3 years ago and serviced every year) serving the central heating and hot water systems. Additional shelved cupboard.

BEDROOM ONE 11'11" x 10'10" (3.63 m x 3.29 m) with double glazed window to rear. Radiator, built-in wardrobe to one wall with contemporary sliding doors, hanging rails and shelves. Door to:-

EN-SUITE SHOWER ROOM Contemporary fully tiled suite comprising shower cubicle with 6" square overhead drencher and separate shower attachment, pedestal wash hand basin in a chrome finish with bowl and mixer tap and close coupled WC. Chrome finish towel rail / radiator, double glazed window to rear, extractor fan.

BEDROOM TWO 13'0" x 11'6" (3.97 m x 3.50 m) with double glazed window to front. Built-in double wardrobe, further recess suitable for wardrobe/storage and a recess with fitted mirror. Radiator.

BEDROOM THREE 11'0" x 10'6" (3.35 m x 3.20 m) with double glazed window to front. Built-in single cupboard, radiator, hatch to roof space.

FAMILY BATHROOM with double glazed window to rear. Contemporary fully tiled suite in white comprising WC, two drawer vanity unit with inset wash hand basin with mixer tap and 'P' shaped shower bath with mixer tap and shower attachment. Extractor fan, chrome finish towel rail/radiator, shaver point.

EXTERIOR The property is set back from the road behind a frontage which consists of a lawned garden, adjacent to which is a herringbone and block paved parking area for two vehicles. Side gated access to rear. The rear garden is a particular feature of the property. It consists of a timber decked terrace beyond which is a lawn with white gravel pathways, perennials and small trees. Covered terrace also to rear, covered side access acting as a useful storage/shed area and a recently fitted detached shed.

Tenure The property is Freehold
Council Tax Band D **EPC** D (64/82)
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk
www.pocock.co.uk
Ref MJW/6974





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. (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.