



**The Wyches, Little Thetford, Ely, Cambridgeshire CB6 3HG**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Fir Tree House, The Wyches, Little Thetford, Ely, Cambridgeshire CB6 3HG

An attractive four double bedroom detached family home situated on a generous plot within the heart of the village. No Upward Chain.

- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Four Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Generous Plot with Extensive Gardens
- Oil Fired Central Heating
- No Upward Chain

**Guide Price: £550,000**



**LITTLE THETFORD** The small sought after, no through village, of LITTLE THETFORD lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College. The village social club provides a hub from which many events are arranged for the local community and there are also numerous fenland footpaths nearby with some of the finest riverside walks in the county.

**ENTRANCE HALL** with opaque glazed double entrance doors to front, staircase rising to first floor with storage cupboard below, radiator, feature archway, laminate flooring.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator and double glazed window to front.

**SITTING ROOM** 20'0" x 11'10" (6.10 m x 3.60 m) Dual aspect room with double glazed windows to front and double glazed sliding patio door to rear. Two radiators and double doors opening to:-

**DINING ROOM / FAMILY ROOM** 12'2" x 11'10" (3.70 m x 3.60 m) with double glazed window to rear, radiator, laminate flooring.

**KITCHEN/BREAKFAST ROOM** 15'5" x 11'10" (4.70 m x 3.60 m) Fitted with a modern range of wall and base units with granite work surfaces over, built-in electric hob and extractor hood over, Neff double oven, glass splashback panel, inset 1 1/2 bowl sink unit with mixer taps and tiled splashbacks. Plumbing for dishwasher and washing machine, built-in fridge/freezer, double glazed window to side, door to garden and built-in pantry cupboard with window to side. Radiator and vinyl flooring. Opening to:-

**FAMILY / GARDEN ROOM** 20'0" x 10'2" (6.10 m x 3.10 m) Of brick and double glazed construction with doors to rear garden, three radiators, vinyl flooring and dimmer switch.

**FIRST FLOOR LANDING** with wood flooring, double glazed sliding doors opening to front balcony, radiator.

**BEDROOM ONE** 11'10" x 11'10" (3.60 m x 3.60 m) with double glazed window to rear, built-in six door wardrobe with overhead storage and hanging space, radiator and recess with shelving.

**BEDROOM TWO** 12'2" x 11'10" (3.70 m x 3.60 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 12'2" x 11'10" (3.70 m x 3.60 m) with double glazed window to rear. Radiator.

**BEDROOM FOUR** 9'10" x 9'10" (3.00 m x 3.00 m) with two double glazed windows to front, built-in cupboard. Radiator.

**FAMILY BATHROOM** with double glazed window to side. Refitted suite comprising low level WC, wash hand basin with storage cupboard below, walk-in shower and panel enclosed bath. Airing cupboard housing hot water cylinder, heated towel rail.

**EXTERIOR** The property is situated on a generous plot set back from the main road and approached by a gravelled driveway which in turn leads to the single detached GARAGE. The front garden is enclosed by brick wall with formal lawned gardens and a variety of plant and shrub borders. Electric car charge point. Gated access leads to the rear garden.

The wood fence panel enclosed rear garden is certainly a feature to be noted. It has an excellent level of privacy and the extensive mature grounds are predominantly laid to lawn with large established plant & shrub borders, a variety of trees and a fruit garden. There are two seating areas either side of the garden room, a gravelled play area and timber sheds.

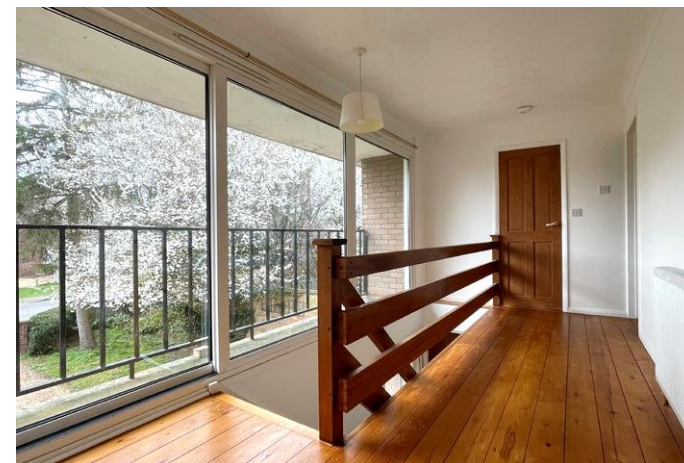
**AGENTS NOTE** Please note that the photographs were all taken before the last tenants took occupation.

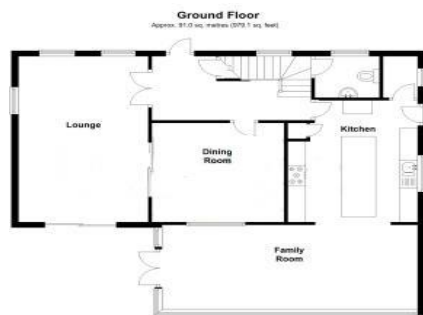
**Tenure** The property is Freehold

**Council Tax** Band E **EPC** E (47/68)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: ely@pocock.co.uk  
www.pocock.co.uk

**Ref** MJW/5753s





Total area: approx. 161.6 sq. metres (1739.4 sq. feet)

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.