



Clover End, Witchford, Ely, Cambridgeshire CB6 2XD

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A well-presented, recently refurbished, three bedroom detached family home situated in a small cul-de-sac on this sought after village development with parking and garage and benefitting with no onward chain.

- Detached Family Home
- Entrance Hall & Cloakroom
- Sitting Room
- Fitted Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Rear Enclosed Garden
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £375,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway.

ENTRANCE HALL with entrance door and double glazed window to front, staircase rising to first floor with useful storage cupboard under, radiator.

SITTING ROOM 15'1" x 10'10" (4.60 m x 3.30 m) with double glazed full length window and door opening to rear terrace, radiator and door leading to:-

OPEN PLAN KITCHEN/DINING ROOM 21'0" x 8'6" (6.40 m x 2.60 m) with door opening to rear and double glazed windows to rear. Fitted with an attractive range of wall and base units with work surfaces over, electric hob with electric oven below and extractor canopy over, composite sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge freezer.

DOWNSTAIRS CLOAKROOM with window to side aspect. Fitted with a two piece suite comprising low level WC, vanity unit with inset wash hand basin and tiled splashbacks. Radiator.

FIRST FLOOR LANDING Access to boarded loft with drop down ladder housing the gas central heating boiler, built-in airing cupboard with slatted shelves and storage.

BEDROOM ONE 11'10" x 8'10" (3.60 m x 2.70 m) with double glazed window to front aspect. Radiator. Walk-in dressing area.

BEDROOM TWO 10'2" x 7'10" (3.10 m x 2.40 m) with double glazed window to front aspect. Built-in wardrobe and cupboard. Radiator.

BEDROOM THREE 7'10" x 7'10" (2.40 m x 2.40 m) with double glazed window to rear aspect. Built-in wardrobe. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel bath with shower over and screen. Double glazed window to rear aspect, extractor fan, heated towel rail.

EXTERIOR To the front is a lawned garden with pathway leading to front door. Adjacent driveway providing off road parking for two vehicles (subject to size) and gated access to the rear. The property also benefits from an EV charging point.

The enclosed rear garden is predominantly laid to lawn with a terraced area.

GARAGE with up and over door, power and lighting and eaves storage.

Tenure The property is Freehold

Council Tax Band D **EPC** C (71/84)

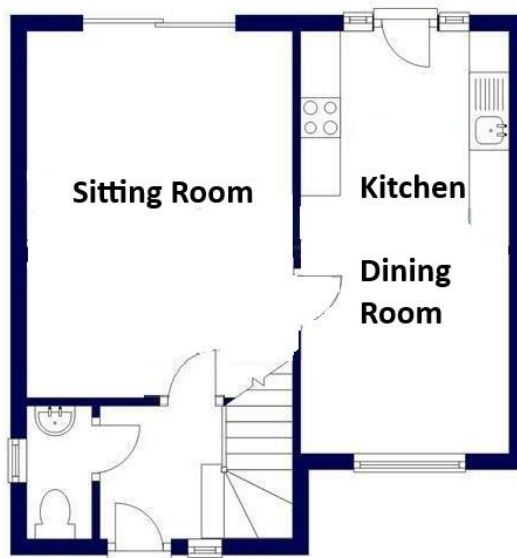
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Ref CWH-7321





Ground Floor



First Floor



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Plan produced using PlanUp.

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.