



**Quinton Road, Witchford, Ely, Cambridgeshire
CB6 2GE**

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A beautifully presented 3-bedroom modern end terrace home situated on a highly sought after development with a generous and recently landscaped rear garden.

- Entrance Hall
- Cloakroom
- Open Plan Living Room/Kitchen
- Bedroom One with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Gas Central Heating
- Generous Landscaped Rear Garden
- Off Road Parking

Guide Price: £315,000



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 window to side aspect, wall mounted thermostat, radiator and tiled flooring.

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN 12'0" x 11'9" (3.65 m x 3.58 m) Fitted with an attractive modern range of high gloss base and wall units with work surfaces over, tiled splashback. One and a half bowl sink with mixer tap over, built in 4 ring gas hob with extractor fan over, built in oven, further wall units with pull out pantry cupboard, space for fridge/freezer, built in dishwasher and washing machine. Breakfast bar and tiled flooring which continues through to

LIVING ROOM 17'1" x 15'7" (5.20 m x 4.75 m) Patio doors opening to the recently landscaped garden, window to rear, two radiators, stairs leading to the first floor, understairs storage cupboard.

CLOAKROOM Fitted with a two-piece suite comprising of a low level WC, wash hand basin, tiled splashback, radiator and tiled flooring.

LANDING Access to loft and radiator

BEDROOM ONE 12'0" x 11'3" (3.65 m x 3.42 m) Window to rear aspect, radiator, built in double wardrobe with overhead storage and hanging space.

EN-SUITE SHOWER ROOM Fitted with a three-piece suite comprising of low-level WC, wash hand basin, double shower, tiled splashbacks, shaving point, heated towel radiator, tiled flooring and opaque window to rear aspect.

BEDROOM TWO 11'9" x 9'8" (3.58 m x 2.95 m) Window to front aspect, feature panelled wall and radiator

BEDROOM THREE 11'1" x 7'1" (3.38 m x 2.15 m) Window to front aspect and radiator

BATHROOM Fitted with a three-piece suite comprising of a low level WC, wash hand basin, bath with shower attachment over, tiled splashback, shaving point, extractor fan and tiled flooring

EXTERIOR To the front is lawned front garden with path leading to front door, parking for several cars adjacent, electric car charging point and gated access leading to the rear garden.
To the rear, the client has recently landscaped the rear garden to over multiple seating areas with patio directly behind the property, path leading to a further patio area and a step up to raised decking. The main garden has lawned and is of a generous size with further space to the side of the property. Outside tap.

Tenure The property is Freehold

Council Tax Band C **EPC** B (85/96)

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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.