



Clydesdale Road, Witchford, Ely, Cambridgeshire CB6 2HD

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An immaculately presented modern family home, benefitting with the advantage of no upward chain. Accommodation comprising entrance hallway, cloakroom, open-plan kitchen/dining/family room, living room, four bedrooms, one en-suite, family bathroom, driveway/garage and garden.

- Four Bedroom Detached Family Home
- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining Room/Family Room
- Living Room
- Four Bedrooms (One with En-suite)
- Driveway Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £470,000



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

DOWNSTAIRS CLOAKROOM

LIVING ROOM 15'11" x 10'0" (4.85 m x 3.05 m)

KITCHEN/DINING/FAMILY ROOM

27'9" x 11'4" (8.45 m x 3.45 m)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 15'10" x 13'5" (4.83 m x 4.10 m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 13'10" x 10'3" (4.21 m x 3.12 m)

BEDROOM THREE 11'7" x 10'0" (3.53 m x 3.05 m)

BEDROOM FOUR 10'4" x 7'10" (3.16 m x 2.40 m)

BATHROOM

EXTERIOR Block paved driveway leading to single garage providing ample off road vehicular parking. Enclosed rear garden which is predominantly laid to lawn.

GARAGE 19'10" x 10'0" 6.05m x 3.05m

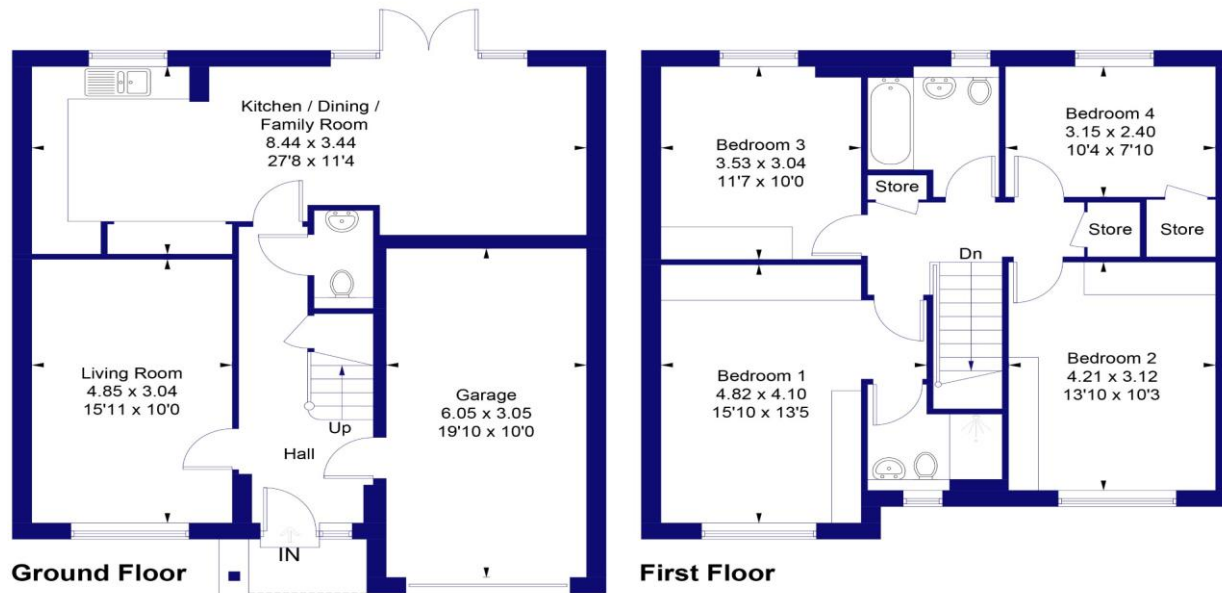
Tenure	The property is Freehold
Council Tax	Band E
EPC	B (84/94)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	CWH-7324





32 Clysdale Road Witchford

Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
(Including Garage)



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.