



Manor Close, Witchford, Ely, Cambridgeshire CB6 2JB

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A beautifully presented three bedroom semi-detached family home, with potential to extend (STP), situated on a generous plot with generous front and rear gardens and off road parking in this popular village location.

- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room
- Utility Room & Downstairs Cloakroom
- Large Plot with Gardens to Front & Rear
- Off Road Parking to Rear
- Potential to Extend (STP)
- Village Location

Guide Price: £350,000



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 to front aspect, staircase rising to first floor, double glazed window to side, radiator, engineered oak wood flooring which continues through the ground floor.

LIVING ROOM 14'1" x 12'6" (4.30 m x 3.82 m) with double glazed bay window to front aspect, feature fireplace with tiled hearth, radiator.

OPEN PLAN KITCHEN/DINING ROOM

20'5" x 18'10" (6.23m x 5.75m)

DINING AREA with double glazed sliding patio doors to rear garden & double glazed window to side aspect. Fireplace with tiled hearth, radiator, useful understair storage cupboard with double glazed window to side and fitted with shelving and the fuse box.

KITCHEN AREA with double glazed windows to both sides. Fitted with matching high gloss wall and base units with tiled splashbacks and inset 1 & 1/2 bowl stainless steel sink unit with mixer taps. Five ring Bosch hob with stainless extractor canopy over and tiled splashback, built in Neff double oven, built in Bosch dishwasher, built in fridge. Radiator and door opening to:-

UTILITY ROOM 8'11" x 8'4" (2.72m x 2.55m) with access to loft, window to rear and door leading to rear garden. Vaillant combi gas boiler serving central heating and hot water systems. Fitted with high gloss wall and base units with work surfaces over, glass splashbacks and inset stainless steel sink unit with mixer tap. Plumbing for washing machine and space for freezer. Tiled flooring and door leading to:-

DOWNSTAIRS CLOAKROOM with double glazed window to side aspect. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Heated towel rail and ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft and double glazed window to side aspect.

BEDROOM ONE 12'4" x 9'8" (3.77 m x 2.94 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 12'1" x 9'1" (3.69 m x 2.76 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 10'5" x 7'1" (3.18 m x 2.16 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM with opaque double glazed window to rear. Fitted with a four piece suite comprising low level WC, corner shower cubicle with drencher shower head, wash hand basin with mixer tap and bath with mixer tap. Heated towel rail, ceramic tiled flooring and extractor fan.

EXTERIOR The exterior is certainly a feature to be noted as both front and rear gardens are very generously proportioned. The front garden is predominantly laid to lawn with plant & shrub borders and hedging with potential to create further off road parking (STP). To the side of the property is a pathway leading to the large rear garden.

The rear garden is predominantly laid to lawn with a vegetable patch, timber shed to rear, further gated access then leads to the public play area. Outside tap. Hardstanding to rear for garage or shed, vehicular access leads to the rear from Manor Road where there is potential for further off road parking.

Tenure The property is Freehold

Council Tax Band B **EPC** C

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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.