



**18 Orton Drive**  
**Witchford, CB6 2JG**  
**Guide Price £330,000**



## 18 Orton Drive, Witchford, CB6 2JG

An exceptional semi detached home that's well positioned on this popular, established development in the village of Witchford.

Witchford is well located close to the market city of Ely and is perfect for the commute to Cambridge and beyond. The village primary and secondary schools are well regarded and has strong community vibes.

With living room, refitted kitchen/diner, three bedrooms including an ensuite to the master bedroom plus a family bathroom.

Externally, there is a well stocked and landscaped rear garden with a driveway leading to a garage,

Must be viewed to be fully appreciated.

### Entrance Hall

With radiator, staircase rising to the first floor and door through to the:

### Living Room 19'7" x 11'11" (5.99 x 3.65)

Spacious living room with TV connection point, wall lighting, radiators, window to the side aspect and bay fronted window. Opening through to the:

### Kitchen/Diner 14'11" x 12'4" (4.57 x 3.78)

Modern kitchen fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated oven, gas hob, microwave, fridge/freezer and dishwasher. Space and plumbing for a washing machine. Breakfast bar, tiled flooring, radiator, window and French doors to the rear aspect.

### First Floor Landing

With storage cupboard and airing cupboard.

### Master Bedroom 12'4" x 10'8" (3.78 x 3.27)

Double bedroom with radiator, window to the front aspect and door through to the:

### Ensuite

Ensuite comprising a concealed WC, hand basin with vanity cupboard under, walk-in shower cubicle with sliding glass door, tiled walls and flooring and ladder style heated towel rail.

### Bedroom 2 10'10" x 8'5" (3.32 x 2.59)

Double bedroom with radiator and window to the rear aspect.

### Bedroom 3 6'9" x 6'2" (2.08 x 1.90)

With radiator and window to the rear aspect.

### Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with shower head attachment, part tiled walls, radiator and obscured window to the side aspect.

### Outside - Rear

Well landscaped rear garden mostly laid to lawn with timber built flower borders containing a variety of mature shrubs and flowers, enclosed shingled area with wooden pergola.

### Outside - Front

Laid to shingle frontage with pathway leading up to the front entrance.

### Garage

Up and over garage door. Power and lighting.

### Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

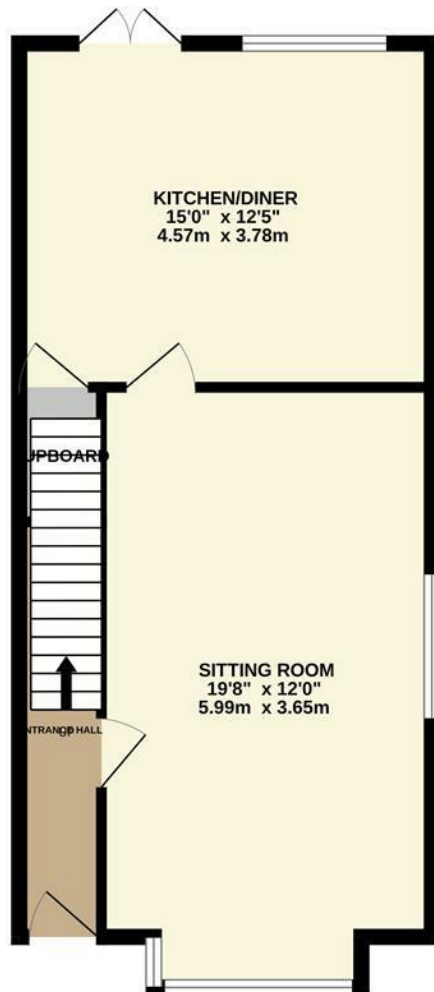
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise limited/likely on all networks

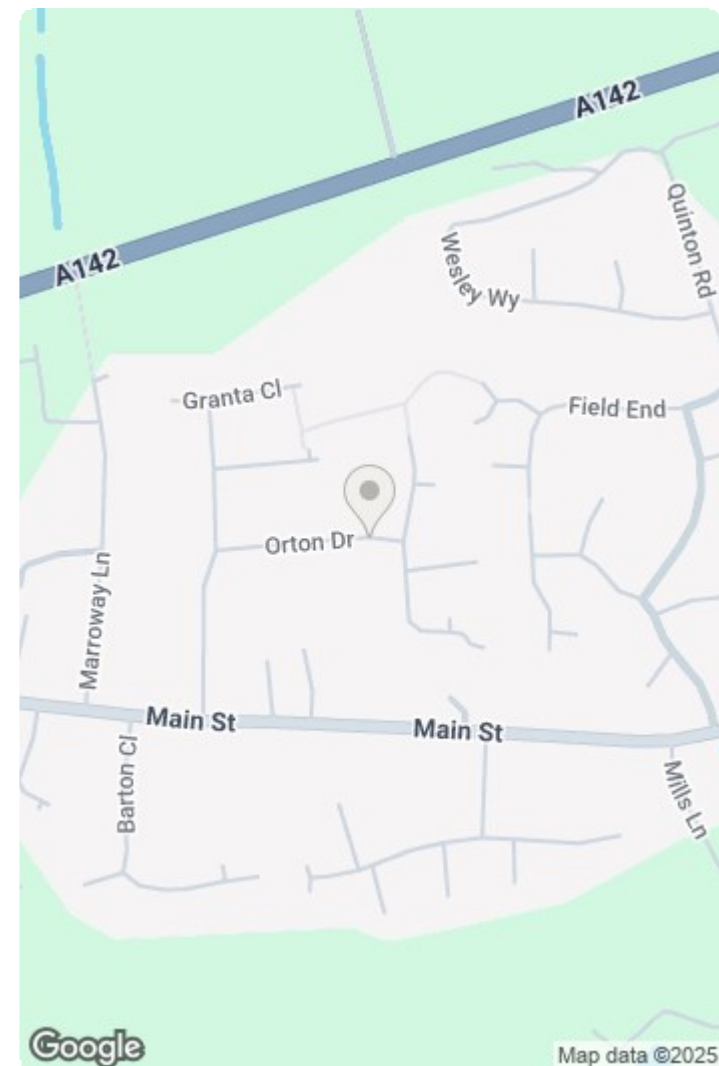
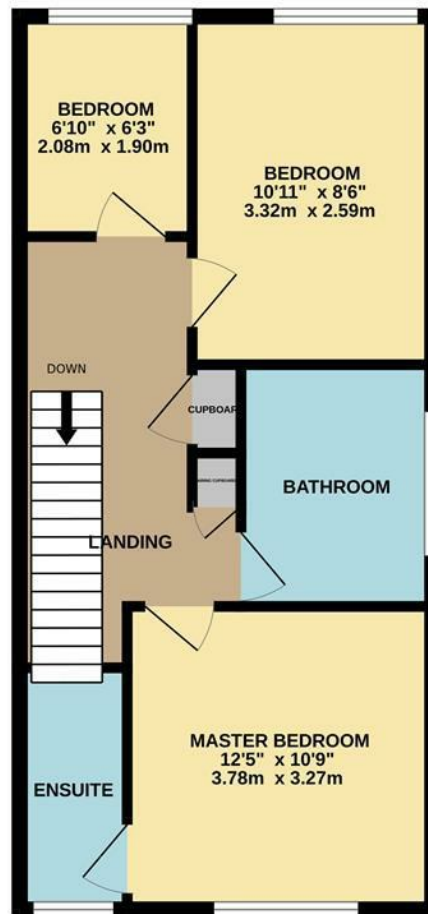
Rights of Way, Easements, Covenants – None that the vendor is aware of



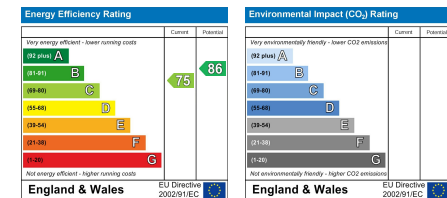
GROUND FLOOR



1ST FLOOR



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