



Mitchells Yard, Wilburton, CB6 3US

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Mitchells Yard

Wilburton,
CB6 3US

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Guide Price £700,000

- Exclusive Development
- 4 Bedroom (2 Ensuite) Detached Family Home
- 3 Reception Rooms
- Ample Parking & Double Garage
- South Facing Rear Garden
- Freehold / Council Tax Band F / EPC Rating E

A rare opportunity to acquire a detached four-bedroom family residence within this exclusive development, featuring an impressive, south-facing garden that adjoins open farmland.

Situated in the sought-after, picturesque setting of the charming village of Wilburton, this home presents extensive living space exceeding 1700 square feet. The ground floor welcomes you with an entrance vestibule that leads to the hallway, cloakroom, living room, and a flexible reception room suitable for various uses such as a formal dining room, playroom, or family room, alongside a study, an open plan kitchen/breakfast area offering garden views, and a practical utility room. The first floor has a generous sized landing, the main bathroom, and four bedrooms, with two enjoying the luxury of en suite bathrooms. Throughout, the property is equipped with double glazed windows and oil-fired central heating.

Externally, the property boasts a wonderful rear garden that benefits from a coveted south-facing position. The garden, mainly laid to lawn, features attractively mature borders filled with hedges and plants and patio areas designed for dining and relaxation. This space is ideal for hosting gatherings and watching families grow, making the property an excellent choice for a long-term home. The outdoor area is further enhanced by a driveway offering ample off-road parking and a detached double garage.

We highly recommend scheduling a viewing at your earliest convenience to fully appreciate this splendid property.





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

ENTRANCE VESTIBULE

As you step into the entrance vestibule, you're greeted by the natural light streaming through the floor-to-ceiling double glazed windows.

ENTRANCE HALL

Here, there is a staircase leading to the upper level, complemented by convenient under-stairs storage.

CLOAKROOM

Featuring a low-level WC and pedestal hand basin, tiling and a radiator.

LIVING ROOM

A generously proportioned space, offers dual aspect views through its expansive windows to the front and French doors to the rear garden, creating a bright and airy ambiance. The feature fireplace adds a focal point, inviting cosy evenings in a room designed for relaxation and entertainment.

DINING ROOM

A versatile reception area, this space is perfect for hosting gatherings around the dining table, yet it effortlessly adapts to serve as a family room or playroom. Its has a front-facing window which bathes the room in natural light.

STUDY

For those who work from home or need a quiet spot for study, the study has garden views through the double glazed window to the rear.

KITCHEN / BREAKFAST ROOM

Fitted with modern units, integrated appliances, and a spacious area for family breakfasts. Its double glazed windows not only bring in the garden views but also flood the space with natural light, enhancing the room's welcoming feel.

UTILITY ROOM

Adjacent to the kitchen this room is equipped with additional units, plumbing for utilities, and direct access to the rear garden.

FIRST FLOOR LANDING

Ascending to the first floor, the landing offers access to the loft and an airing cupboard, alongside two windows to the front.

BEDROOM 1

Features a double glazed window facing the front aspect, a radiator, fitted wardrobes, and a storage cupboard.

ENSUITE

Includes a suite with a double-sized shower cubicle, a low-level WC, a pedestal hand basin, a heated towel rail, tiled flooring, partly tiled walls, and a double glazed window to the rear aspect.

BEDROOM 2

Offers a double glazed window to the rear aspect with attractive garden views and a radiator.

ENSUITE

Comprises a suite with a tiled shower cubicle, a low-level WC, a pedestal hand basin, a heated towel rail, and a double glazed window to the rear aspect.

BEDROOM 3

Has a double glazed window to the front aspect, a radiator, and 2 double fitted wardrobes.

BEDROOM 4

Features a double glazed window to the rear aspect with garden views and a radiator.

FAMILY BATHROOM

Includes a suite with a panel bath with shower attachment, a low-level WC, a pedestal hand basin, a heated towel rail, a double glazed window to the rear aspect, and tiled flooring.

OUTSIDE

The outside space is arguably the stand out feature of the property, with a double garage providing ample parking and gated access to a south-facing rear garden. This outdoor space is a blend of formal garden areas and lawns backing onto open farmland, enclosed by fencing for privacy. This is an ideal backdrop for outdoor living and entertaining.

AGENT NOTES

We understand that the property is registered under 2 titles. It is recommended that buyers consult with their mortgage advisor to determine if this arrangement is appropriate for mortgage purposes.

Tenure - freehold

Council Tax Band - F

Property Type - detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1754 according to the EPC

Parking - driveway and double garage

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - to public sewer

Heating sources - oil fired central heating

Broadband Connected - Fibre to property

Broadband Type - according to ofcom.org.uk standard and

superfast broadband is available in the area. Maximum available download speeds are: standard 9 Mbps, superfast 70 Mbps.

Mobile Signal/Coverage - indicated as good for both "voice" and

"data" for 2 out of the 4 main providers checked and outdoor

indicated as good for "voice" and "data" for 4 out of the 4 main


providers checked according to Ofcom.org

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



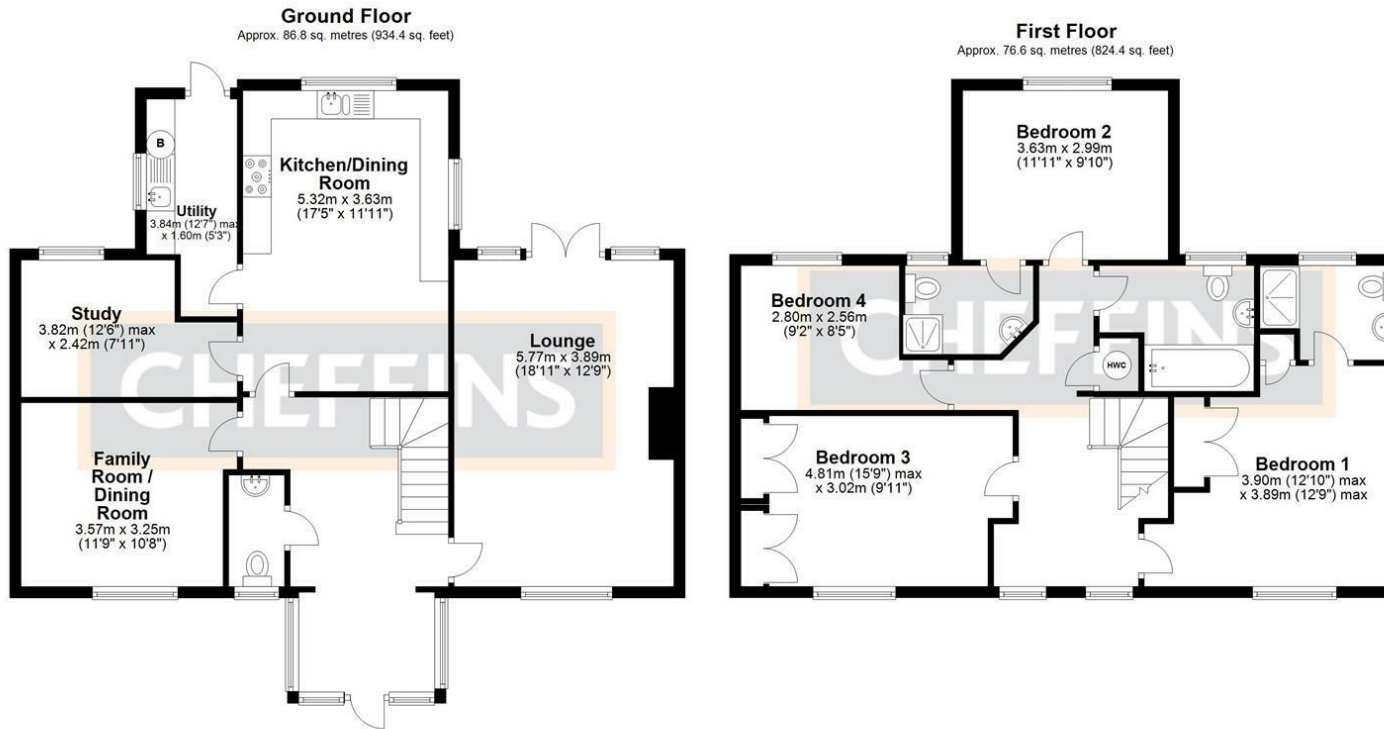


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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 Local Authority - East Cambs
 District Council





Total area: approx. 163.4 sq. metres (1758.7 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.