



Granta Close, Witchford, CB6 2HR

CHEFFINS

Granta Close

Witchford,
CB6 2HR

- Extended & Refurbished Detached Bungalow
- 3 Bedrooms
- Spacious Lounge
- Refitted Kitchen Leading into Dining Room
- Refitted Bathroom
- South Facing Rear Garden
- Driveway & Garage
- Beautifully Presented Throughout
- Cul De Sac Location
- Freehold / Council Tax Band C / EPC Rating D

An extended and beautifully presented detached bungalow which has been comprehensively refurbished by the current owners. Accommodation comprises entrance hall, dining room leading into refitted kitchen, spacious lounge, 3 bedrooms and refitted bathroom, together with a most attractive south facing rear garden, driveway and garage.

The bungalow is situated in a cul de sac location and to fully appreciate the presentation a viewing is highly recommended.

3 1 2

Guide Price £430,000





LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a primary school and secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.

ENTRANCE HALL

With door to front aspect, access to loft, airing cupboard housing modern gas fired combination boiler, 2 vertical radiators.

DINING ROOM

With double glazed window to front aspect and door to side, vertical radiator. Opening to:

KITCHEN

Refitted with a range of grey high gloss wall and base level storage units and drawers with matching work surfaces, built-in electric oven, combination microwave oven, gas hob and extractor hood, sink unit and drainer, breakfast bar, built-in bookshelves, built-in under counter fridge, built-in washer-dryer, double glazed window to side aspect, double glazed door to rear garden, vertical radiator.

LOUNGE

With feature cast iron wood burner, double glazed window to front aspect, television point, vertical radiator.

BEDROOM 1

With double glazed window to rear aspect, double and single wardrobes, vertical radiator.

BEDROOM 2

With double glazed window to rear aspect, wardrobes, vertical radiator.

BEDROOM 3 / OFFICE

With double glazed window to front aspect, vertical radiator.

BATHROOM

With suite comprising built-in WC, vanity inset wash hand basin, "P" shaped panelled bath with shower over having drench size shower head, shower attachment and screen, part tiled walls, towel rail, sunpipe to bring in natural light.

OUTSIDE

To the front of the bungalow there is a most attractive landscaped garden and to the side a tarmac driveway leads to a single garage with electric door, power and light connected and personnel door into the rear garden. The rear garden faces south and offers an excellent degree of privacy. There is a lawn, together with

attractive and well maintained borders, extended patio with timber built pergola and an area of decking. There is also an insulated shed with roof light and gated pedestrian access leading back down to the front. The property also has an EV charging point.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

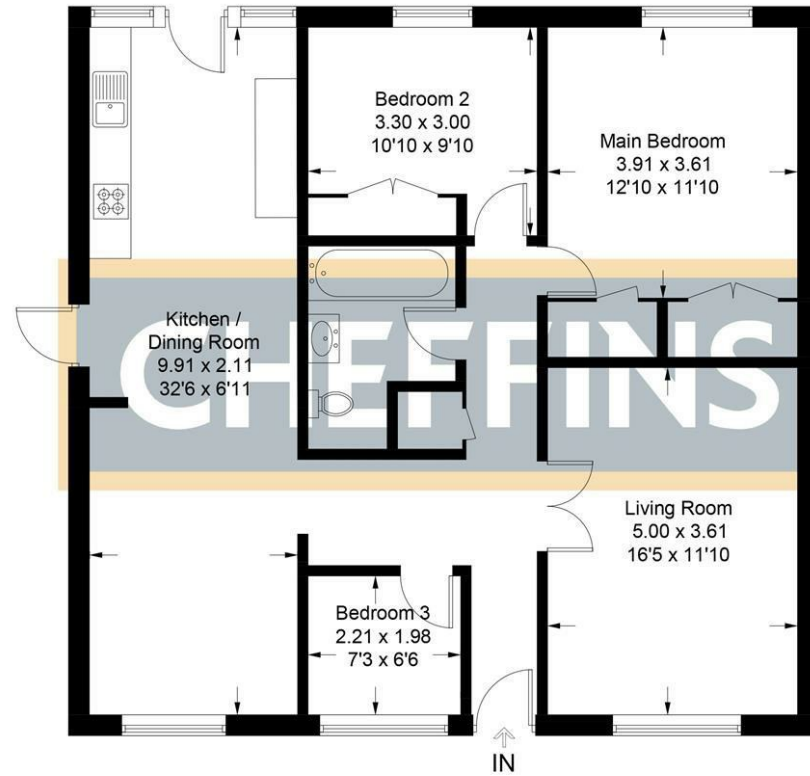
Strictly by appointment with the Agents.







Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Guide Price £430,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1114418)

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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.