



Ward Way, Witchford, CB6 2JR

CHEFFINS

Ward Way

Witchford,
CB6 2JR

- Scandinavian Style Detached Family Home
- Kitchen / Breakfast Room & Utility
- Lounge & Dining Area
- 4 Bedrooms (Master with Ensuite)
- Driveway & Double Garage
- Enclosed Garden Backing onto Fields
- Popular Village
- Freehold / Council Tax Band E / EPC Rating C

Are you looking for a modern build with a Scandinavian style? Well take a look at this beautifully presented, detached family home located in a quiet cul-de-sac in the popular village of Witchford.

This beautiful home offers flexible living accommodation from an entrance hall, ground floor cloakroom, kitchen / breakfast room, utility room, dining area, living room, 4 bedrooms with an ensuite to the master bedroom and a balcony to the guest bedroom plus a family bathroom.

Outside the property is a generous driveway providing off road parking and leading to a detached double garage. The rear offers deceptive space from side & rear gardens with fields beyond.

To fully appreciate all that is on offer, an early viewing is highly recommended.

4 2 2



Guide Price £475,000



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 side aspect, stairs to first floor.

KITCHEN / BREAKFAST ROOM

Fitted with a range of matching base and eye level storage units, cupboards and drawers with complimentary work surfaces, stainless steel sink unit and drainer with mixer tap,, built-in single oven with 4-ring gas hob and extractor hood over, plumbing for dishwasher, space for fridge/freezer, dual aspect with windows to side and rear aspects, door to side aspect.

UTILITY ROOM

Fitted with a range of matching base and eye level storage units, cupboards and drawers with complimentary work surfaces, stainless steel sink unit and drainer with mixer tap, plumbing for washing machine,.

CLOAKROOM

With low level WC, wash hand basin, window to front aspect, radiator.

DINING AREA

With internal opaque glazed window, radiator.

LOUNGE

With 2 full length windows and French doors to rear garden, television point, 2 radiators.

FIRST FLOOR LANDING

With skylight to front aspect, airing cupboard.

BEDROOM 1

With full length window and double doors opening to Juliet balcony overlooking fields, 2 built-in double wardrobes, radiator.

ENSUITE

With suite comprising low level WC, wash hand basin, shower cubicle, tiled floor, heated towel rail, skylight to side aspect.

BEDROOM 2

With full length window and double doors opening to Juliet balcony to side aspect, radiator.

BEDROOM 3

With built-in double wardrobe, skylight to side aspect, radiator.

BEDROOM 4 / STUDY

With full length window to side aspect, storage cupboard, radiator.

BATHROOM

With suite comprising low level WC, wash hand basin, panelled bath, heated towel rail, tiled floor, skylight to rear aspect.

OUTSIDE

A block paved driveway to the side of the property provides off road parking and leads to a double garage with 2 metal up and over doors.

Gated side access leads into the rear garden which is fully enclosed and predominantly laid to lawn with shrub bed borders and 2 small paved patio areas.

The property has an attractive outlook to rear across open fields.

AGENTS NOTE

The property has smart meters for gas and electricity.

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

Due to some structural movement the property was monitored and the movement was found to be as a result of root induced clay shrinkage. Mitigation action included the removal of the offending vegetation. The property was monitored between February 2020 to December 2023. A certificate of Structural Adequacy was issued on 8th February 2024.

We understand the shingle drive to the property is shared by 4 properties who all share the upkeep costs.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	70	80

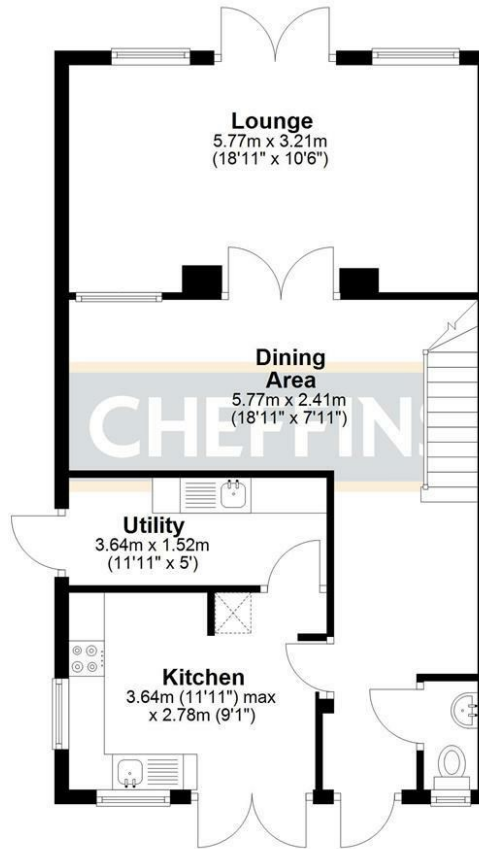
Guide Price £475,000

Tenure - Freehold

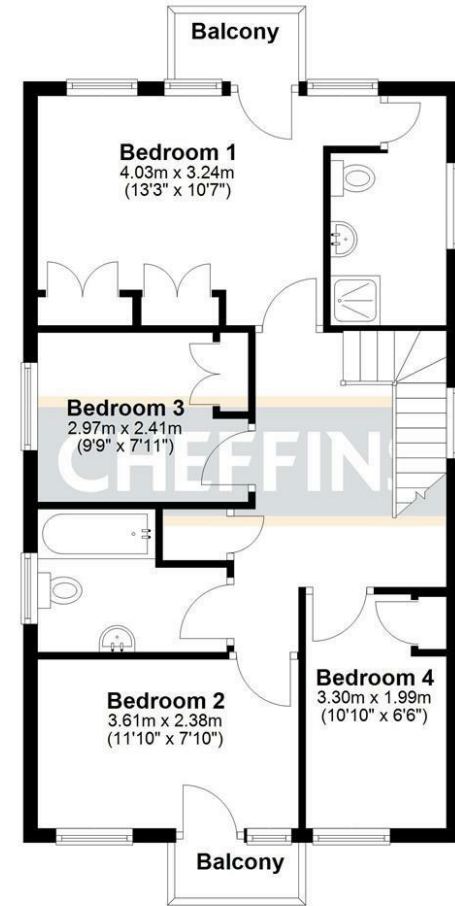
Council Tax Band - E

Local Authority - East Cambs District Council

Ground Floor
Approx. 59.0 sq. metres (634.6 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 118.7 sq. metres (1277.7 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.