



Common Road, Witchford, CB6 2HY

**CHEFFINS**

# Common Road

Witchford,  
CB6 2HY

- Extended Detached Bungalow
- Extensive Accommodation of Approx 2086 Sq Ft
- 4/5 Double Bedrooms (2 Ensuite)
- Master Bedroom with Refitted Ensuite & Dressing Room
- Spacious Lounge, Modern Kitchen/Dining Room & Bathroom
- Utility & Study/Bedroom 5
- Driveway & Garage
- Good Size Plot with Private Rear Garden
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

An extended detached bungalow offering substantial accommodation comprising entrance hall, spacious lounge, modern kitchen/dining room, utility, study/bedroom 5, 4 double bedrooms (master with dressing room and refitted ensuite and bedroom 2 also having an ensuite) and modern bathroom. Outside there is an extensive driveway, garage and gardens surrounding the bungalow.

The property occupies an attractive non estate location with open space adjacent and is offered for sale with no upward chain. With the extent of accommodation and close proximity to both primary and secondary schools this is an ideal family home. Viewing is highly recommended.

4 3 2

**Guide Price £550,000**







## 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 and double glazed window to front aspect, oak flooring, airing cupboard housing hot water cylinder and shelving, further cloaks cupboard, access to loft, vertical radiator.

**KITCHEN / DINING ROOM**

With double glazed windows to front and rear aspects and French doors onto rear garden. Kitchen area fitted with a range of modern high gloss base and eye level storage units and drawers with matching work surfaces, stainless steel sink unit and drainer, fitted electric oven and combination microwave oven with warming drawer, gas hob and extractor, fridge and freezer, Bosch dishwasher, stainless steel sink unit and drainer, fitted display unit, cupboard housing gas fired central heating boiler which was replaced in 2019, radiator.

**STUDY / BEDROOM 5**

With double glazed window to front aspect and access to loft.

**UTILITY**

With double glazed window and door to rear garden, plumbing for washing machine, storage cupboards with worktops, door to garage.

**LOUNGE**

With double glazed window to side aspect with shutters and double glazed French doors onto garden, contemporary wood burning stove, access to loft, radiator.

**BEDROOM 1**

With double glazed window to rear aspect, radiator. Opening to:

**DRESSING ROOM**

With a range of fitted wardrobes, drawers and dressing table, double glazed window to rear aspect.

**ENSUITE**

Refitted with vanity unit with wash basin and drawer, level access walk-in shower and screen, low level WC, mirror with lighting, Porcelanosa tiling, double glazed window to rear aspect, heated towel rail.

**BEDROOM 2**

With double glazed window to front aspect, range of fitted wardrobes, radiator.

**ENSUITE**

With shower cubicle, low level WC, pedestal hand wash basin, double glazed window to side aspect, heated towel rail.

**BEDROOM 3**

With double glazed window to side aspect, fitted wardrobes, radiator.

**BEDROOM 4**

With double glazed windows to side aspect, fitted with a pair of double wardrobes, dressing table, double glazed window to side aspect, radiator.

**BATHROOM**

With modern suite comprising freestanding roll-top bath with 'waterfall' tap, vanity unit with drawer, low level WC, recently replaced shower, double glazed window to rear aspect, heated towel rail.

**OUTSIDE**

To the front of the property there is a driveway

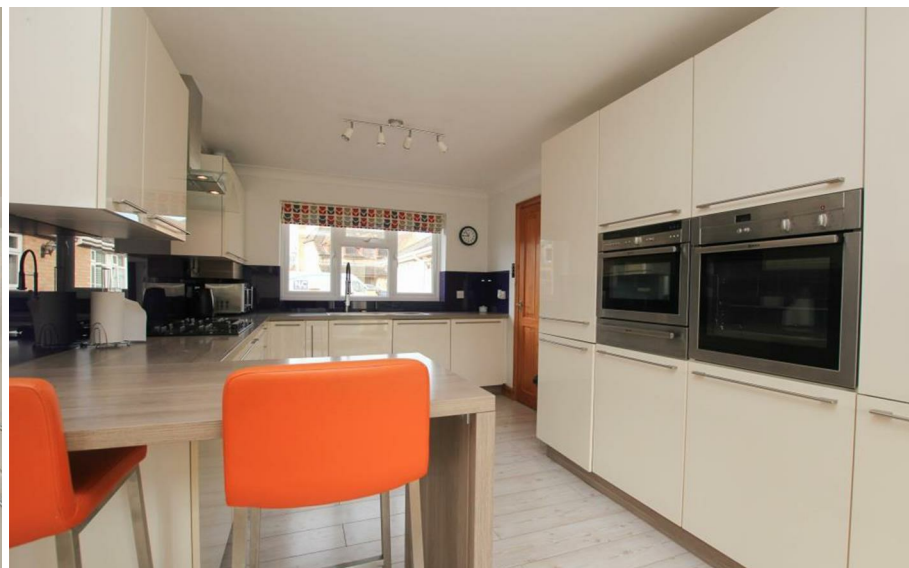
providing ample off street parking leading to a garage with roller shutter door. The front of the property is enclosed by brick walling with wrought iron railings and gate and also has an area of lawned garden. There is a private rear garden which is not overlooked from the rear which consists of a patio, extensive area of lawn with well stocked mature borders. There is also a timber shed. The garden continues round to the side of the property where there is a further area of lawn and decking.

**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.

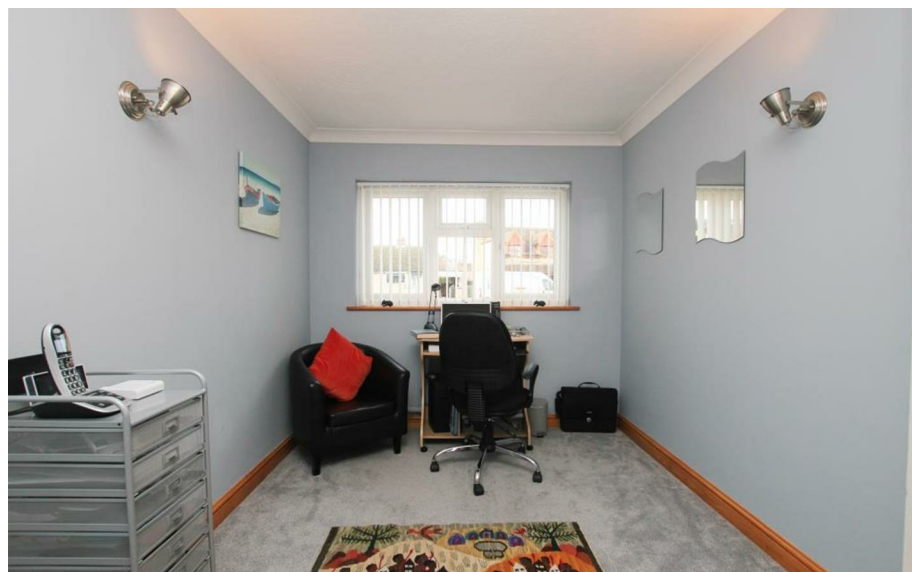















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £550,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District Council

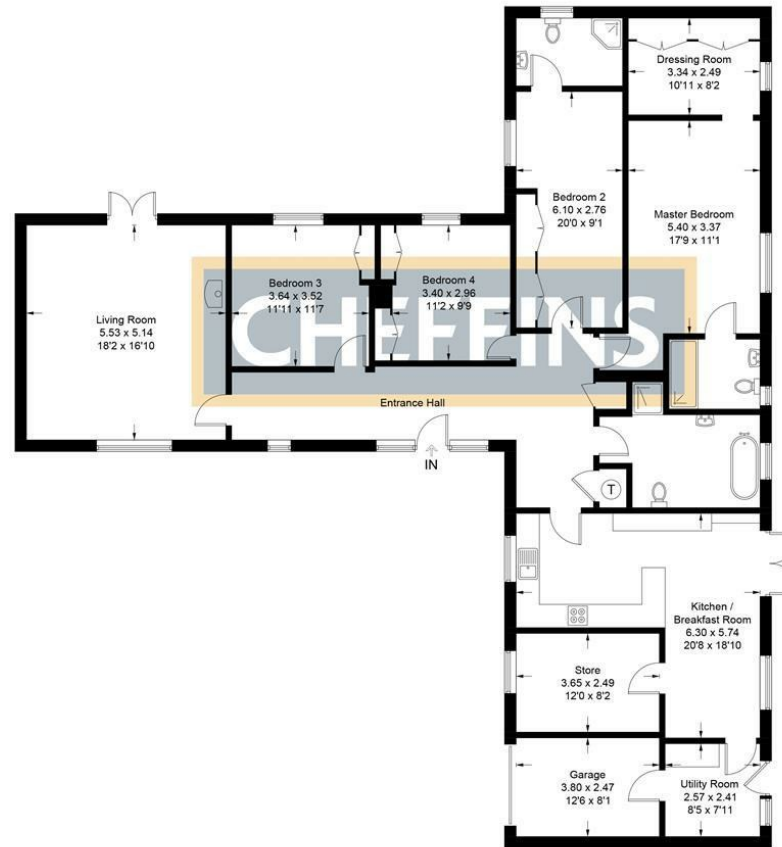








Approximate Gross Internal Area = 193.8 sq m / 2086 sq ft  
 Garage = 9.4 sq m / 101 sq ft  
 Total = 203.2 sq m / 2187 sq ft



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. (ID1149906)

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