



Silver Street, Witcham, CB6 2LF

**CHEFFINS**

# Silver Street

Witcham,  
CB6 2LF

- Detached Family Homes
- 4 Bedrooms (1 Ensuite)
- Kitchen / Dining Room
- Family Room & Office
- 2 Single Car Garages
- Off Road Parking
- Enclosed Garden to Rear with Field Views
- Freehold / Council Tax Band E / EPC Rating C

Offering to the market this beautifully presented, detached family home located in the popular village of Witcham, just under 6 miles to the City of Ely.

This gorgeous home offers a large reception hallway, generous living accommodation including a sitting room at the rear overlooking the garden, a fitted kitchen / breakfast room with separate utility room, a family room, a study/dining room and a ground floor cloakroom. Upstairs there are 4 good sized bedrooms, the master benefitting from an ensuite shower room and a family bathroom completing the accommodation.

Outside the property is a driveway to the front providing off road parking and leading up to the two single garages. The rear garden offers a mature, mainly laid to lawn garden with sun patio and field views beyond.

To fully appreciate this lovely family home, an early viewing is highly recommended.

4 2 2



**Guide Price £475,000**





## LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

**ENTRANCE HALL**

With full-length 2 double glazed windows to front, stairs to first floor landing, storage cupboard, loft hatch to storage space, 2 radiators.

**CLOAKROOM**

With opaque double glazed window to side, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, vinyl floor, extractor fan.

**KITCHEN / BREAKFAST ROOM**

With double glazed windows to rear, spotlight features, door leading to the garden, wall and base level storage units with worktop space, integrated 1 1/4 stainless steel sink unit and drainer with mixer taps, integrated dishwasher, integrated 4-ring gas hob with overhead Neff extractor fan, Neff integrated oven, integrated fridge/freezer, tiled splashbacks, tiled flooring, door to:

**UTILITY ROOM**

With double glazed window to the side, extractor fan, wall mounted gas boiler, worktop space with space for washing machine and tumble drier, tiled splashback, tiled flooring.

**SITTING ROOM**

With double glazed window to rear, double glazed French doors leading to the garden, radiator.

**STUDY / DINING ROOM**

With double glazed window to front, spotlights, wall mounted fuse board, radiator.

**FAMILY ROOM / OFFICE**

With dual aspect windows to front and side, 2 radiators.

**FIRST FLOOR LANDING**

With loft hatch, radiator, door to airing cupboard housing pressurised water tank.

**BEDROOM 1**

With double glazed window to rear, radiator. Door to:

**ENSUITE**

With spotlights, extractor fan, opaque double glazed window to side, shower cubicle with tiled splashbacks and overhead shower, low level WC, wash hand basin with mixer tap, worktop space with built-in storage cupboard, radiator, vinyl flooring.

**BEDROOM 2**

With double glazed window to rear, radiator.

**BEDROOM 3**

With velux windows to front, double glazed window to front, radiator

**BEDROOM 4**

With double glazed window to rear, radiator.

**BATHROOM**

With velux windows and opaque double glazed window to front, panelled bath with shower head and tiled splashback surrounding, wash hand basin with mixer tap and tiled splashback, low level WC, radiator, vinyl flooring.

**OUTSIDE**

To the front of the property a paved driveway provides off road parking and splits to 2 separate garages.

The rear garden is enclosed by wooden fence panels and is predominantly laid to lawn with patio area, mature borders, garden pond, side gated access and views over fields.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.









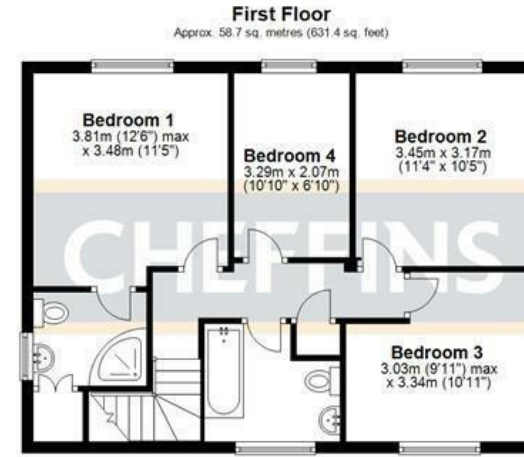


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £475,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – East Cambs District Council







Main area: Approx. 148.8 sq. metres (1601.5 sq. feet)  
Plus garages: approx. 33.2 sq. metres (357.3 sq. feet)

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

