



Shire Way, Witchford, CB6 2HB

CHEFFINS

Shire Way

Witchford,
CB6 2HB

- Modern Detached Home
- Immaculately Presented Throughout
- 4 Double Bedrooms (2 Ensuite)
- Spacious Lounge
- Superb Open Plan Kitchen/Dining/Living Area
- 2 Driveways & Garage
- Well Maintained Garden
- End of Cul De Sac Location
- Freehold / Council Tax Band E / EPC Rating B

An immaculately presented modern detached home situated at the end of the cul de sac and comprising entrance hall, cloakroom, spacious lounge, superb open plan kitchen/dining/living area, utility, 4 double bedrooms (2 ensuite) and bathroom. Outside there are 2 driveways, a single garage and enclosed garden. The property is conveniently located for Witchford Village College and viewing is highly recommended.

4 3 1

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 to front aspect, tiled floor, stairs to first floor, 2 built-in storage cupboards, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

LOUNGE

With double glazed window to front aspect and French doors to rear, 2 radiators.

OPN PLAN KITCHEN / DINING / LIVING AREA

Dining area with double glazed window to front and side aspects with shutters, tiled floor, radiator. Opening to:

Kitchen with a wide range of wall and base level storage units and drawers, together with Quartz work surfaces and undermounted sink, built-in electric oven, gas hob and extractor hood, dishwasher, fridge and freezer, double glazed window to side aspect. Opening to:

Living area with double glazed window to side aspect and French doors to rear garden, tiled floor, radiator.

UTILITY ROOM

With double glazed window and door onto garden, wall mounted gas fired boiler, base level storage units with worktop and stainless steel sink unit and

drainer, plumbing for washing machine, tiled floor, radiator.

FIRST FLOOR LANDING

With access to loft, built-in cupboard, radiator.

BEDROOM 1

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

DRESSING AREA

With a range of fitted wardrobes.

ENSUITE

With double size shower cubicle, built-in WC and wash basin, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, radiator.

ENSUITE

With double size shower cubicle, low level WC, wash basin, double glazed window to front aspect, heated towel rail.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed windows to front and side aspects with shutters, radiator.

BATHROOM

With suite comprising double size shower cubicle, low level WC, wash basin, panelled bath, double glazed window to side aspect, heated towel rail.

OUTSIDE

To the front of the property there is an open plan lawned garden and a parking space. To the side there is a further driveway leading to a single garage with metal up and over door. Gated pedestrian access leads into the rear garden which is well maintained and consists of a paved patio leading onto a lawn with planted borders.

VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.

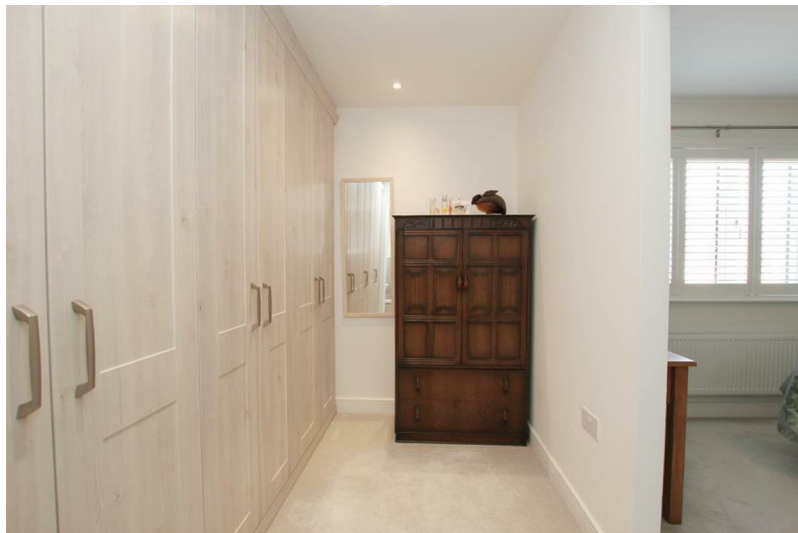
AGENTS NOTE

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

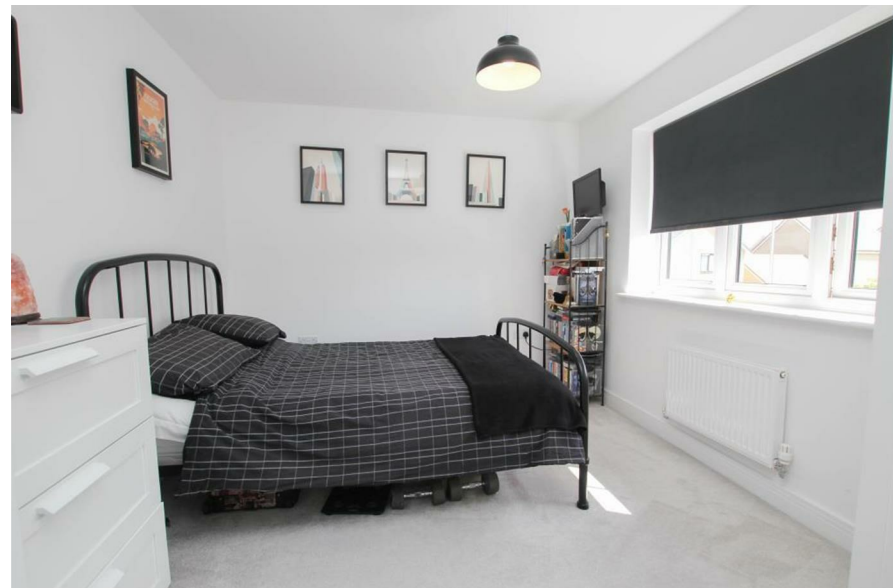
There will be a service charge payable towards the upkeep of communal areas within the development, the amount is still to be confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

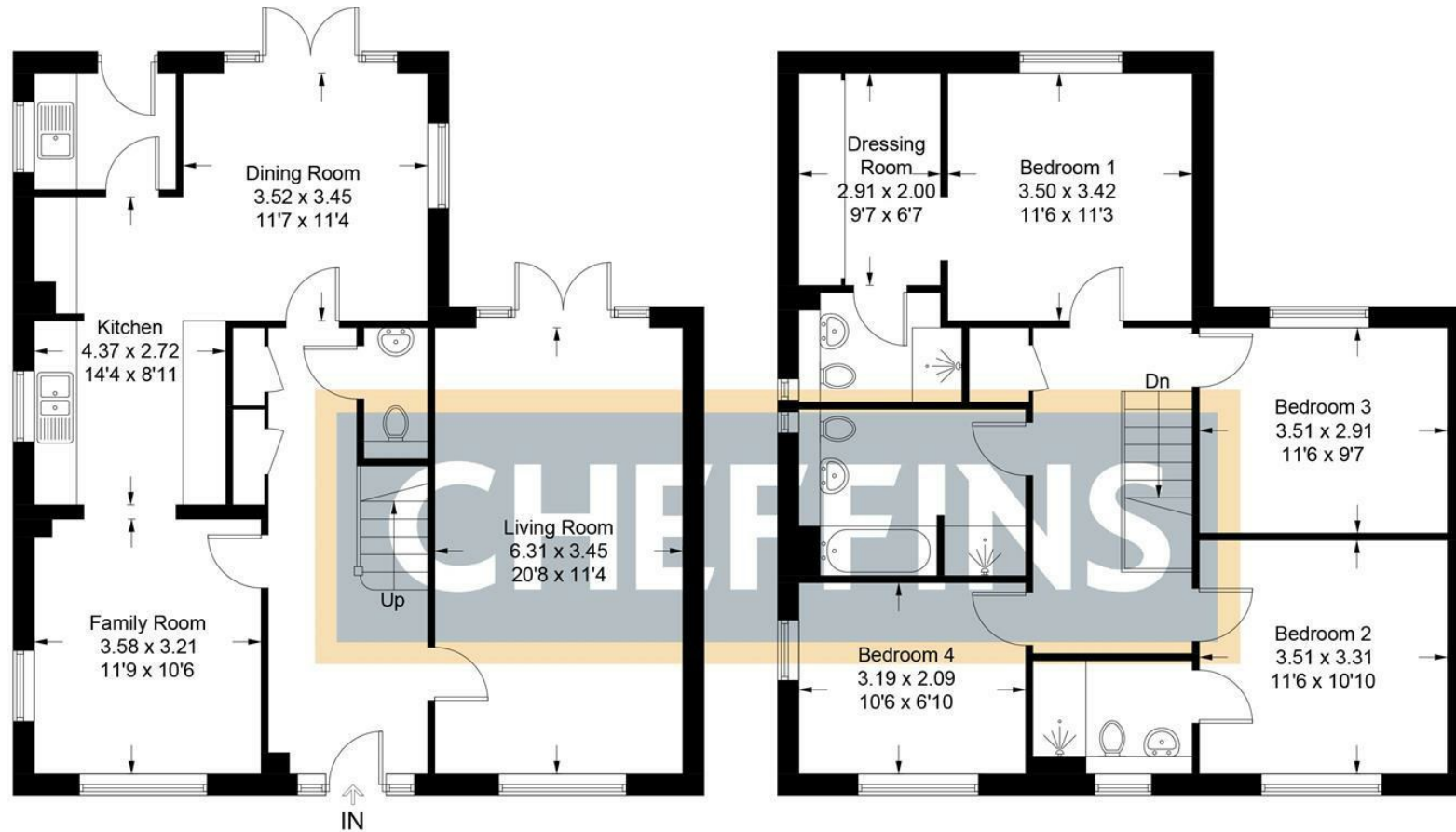


Guide Price £550,000
Council Tax Band - E
Local Authority - East Cambs
District Council





Approximate Gross Internal Area
 Ground Floor = 78.6 sq m / 846 sq ft
 First Floor = 77.6 sq m / 835 sq ft
 Total = 156.2 sq m / 1681 sq ft



Ground Floor

First Floor

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. (ID1198473)

Agents note:

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

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.

