



Granary End, Ely, CB6 2XF

CHEFFINS

Granary End

Witchford, Ely,
CB6 2XF

- Spacious Detached Home
- Converted Loft
- 6 Bedrooms (one Ensuite)
- Lounge and separate Dining Room
- Modern Kitchen and Utility
- Well maintained Garden
- Two Driveways, Garage and Workshop
- FREEHOLD / COUNCIL TAX D / EPC C

A well presented detached home with superbly converted loft to provide spacious accommodation over three floors. Comprises on the ground floor; Entrance Hall, Cloakroom, Lounge, modern Kitchen, Utility, and separate Dining Room. On the first floor there are four Bedrooms (one with an ensuite) and family Bathroom whilst on the second floor there are two further double Bedrooms.

Outside there are two driveways providing ample off street parking, a Garage and Workshop together with a well maintained rear garden.

Viewing is highly recommended.

6 2 2

£500,000





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, stairs to first floor, double glazed window to side aspect, built in cupboard, radiator.

CLOAKROOM

Double glazed window to rear aspect, pedestal hand wash basin, low level WC, radiator.

LOUNGE

With double glazed window to front aspect and French doors to rear aspect, gas fire with timber surround and granite hearth, two radiators.

KITCHEN

Refitted with a range of modern wall and base level storage units and drawers with matching worksurfaces, sink unit and drainer, built in electric oven, gas hob and extractor hood, microwave, dishwasher and freezer, double glazed window to rear aspect, plinth heater.

UTILITY

With door to rear garden, wall and base level storage units and work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, space for tumble dryer, radiator.

DINING ROOM

With double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to front aspect, built in cupboard with modern gas fired combination boiler, stairs to second floor, radiator.

BEDROOM 1

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

ENSUITE

With double glazed window to rear aspect, shower cubicle, pedestal hand wash basin, low level WC, radiator.

BEDROOM 2

Double glazed to front aspect, radiator.

BEDROOM 3

Double glazed window to rear aspect, radiator.

BEDROOM 4

Double glazed window to rear aspect, radiator.

BATHROOM

With double glazed window to rear aspect, suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment from the taps, radiator.

SECOND FLOOR LANDING

With velux window to rear aspect.

BEDROOM 5

Two velux windows to both front and rear aspect, radiator.

BEDROOM 6

Velux window to front and rear aspect, radiator.

OUTSIDE

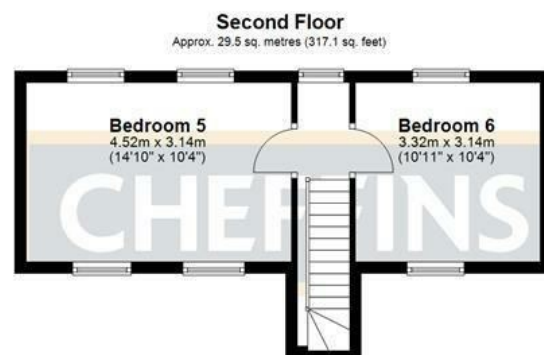
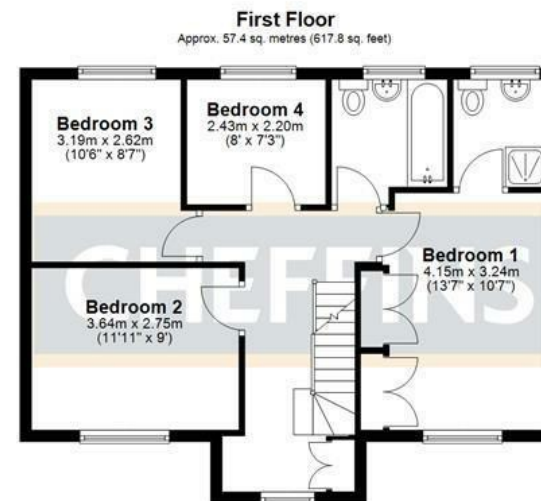
To the side of the property there is a driveway leading to an insulated workshop/garage measuring 5.1m x 2.6m with power and light connected. To the rear of the workshop there is a garden shed. Pedestrian access leads in to the rear garden which is well maintained and consists of a patio leading on to lawn bordered by established beds. Additional gated access leads out to the rear where there is a further driveway leading to a single garage with electricity connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Total area: approx. 144.6 sq. metres (1556.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

£500,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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

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.

