



**Victoria House,  
Wentworth, Ely**

**DAVID  
BURR**



# Victoria House, Main Street, Wentworth, Ely, Cambridgeshire, CB6 3QG

Wentworth is a pretty village approximately 4 miles from Ely and conveniently located for a range of amenities in the surrounding villages of Sutton, Witchford and Wilburton. Ely, famous for its impressive Cathedral is a delightful market town offering extensive facilities including schools, shopping, restaurants and leisure facilities as well as a mainline rail service into Cambridge and London.

This substantial 2,700 sq ft detached new home is situated in a quiet, tucked away location in a sought-after village close to Ely. The property has been thoughtfully designed with bedrooms on the ground and first floor creating a flexible layout with many multi-purpose rooms and an impressive kitchen/dining room finished to a high standard. Approached by a sweeping private drive the property offers extensive parking and a double garage and sits within delightful gardens with the potential to acquire additional land to the rear by separate negotiation.

## A substantial detached new home offering a flexible layout in a quiet village location.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway with cloaks cupboard.

**SITTING ROOM** A lovely light room with doors opening to the garden and stairs rising to the first floor.

**DINING ROOM/BEDROOM** A spacious room with outlook to the rear

**KITCHEN/DINING ROOM** Extensively fitted with a range of units under wooden worktops with a sink and drainer inset. Appliances include integral double oven, fridge/freezer, dishwasher and hob whilst the central island provides further storage and a breakfast bar. Glazed doors open to the garden.

**STUDY/BEDROOM** With outlook to the front.

**BEDROOM** A well proportioned room with outlook to the rear and **ensuite** fitted with a stylish wc, wash basin and shower cubicle.

**BEDROOM** Enjoying a pleasant outlook to the front.

**BATHROOM** Luxuriously fitted with a white wc, wash basin with storage, panelled bath and shower cubicle.

### First floor

**LANDING** Spacious landing leading to:

**BEDROOM** An impressive room enjoying a pleasant outlook to the rear and **ensuite** fitted with a wc, wash basin, extensive built in storage, free standing bath and large shower cubicle.

**BEDROOM/DRESSING ROOM** Ideal for use as a nursery or dressing room to the master bedroom with outlook to the rear.

### Outside

The property is situated in a quiet location approached by gates opening onto an extensive gravel driveway providing parking and turning for several vehicles leading to the **DOUBLE GARAGE** which is plastered and painted with light and power connected.

The gardens surround the property and are predominantly lawned with a paved dining terrace enjoying the tranquil and private setting. Beyond the property is a small paddock which we understand could be acquired by separate negotiation.

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**SERVICES** Air source heating. Main water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND** tbc.

**TENURE** Freehold.

**WHAT3WORDS** steam.octagon.dolls

**EPC** B.

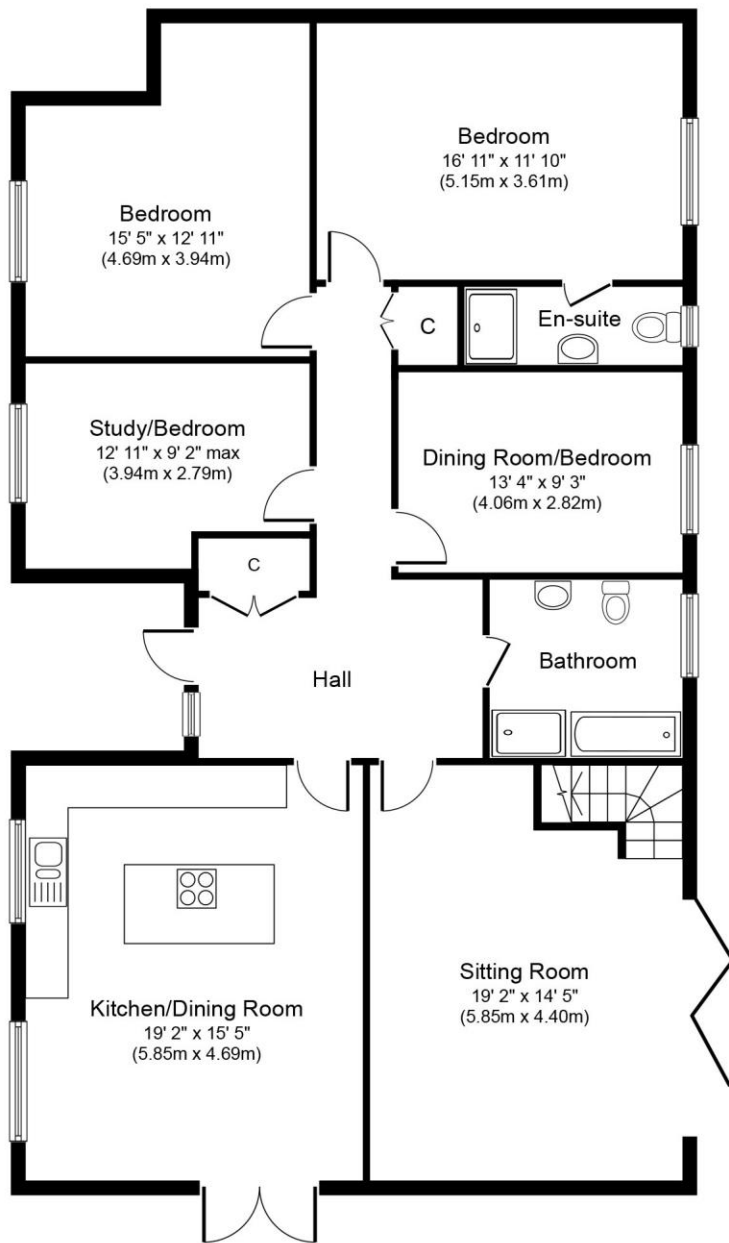
**CONSTRUCTION TYPE** Brick construction.

**COMMUNICATION SERVICES (source Ofcom): 8mbps download  
Broadband & Phone Signal:** Coverage is likely with all major providers.

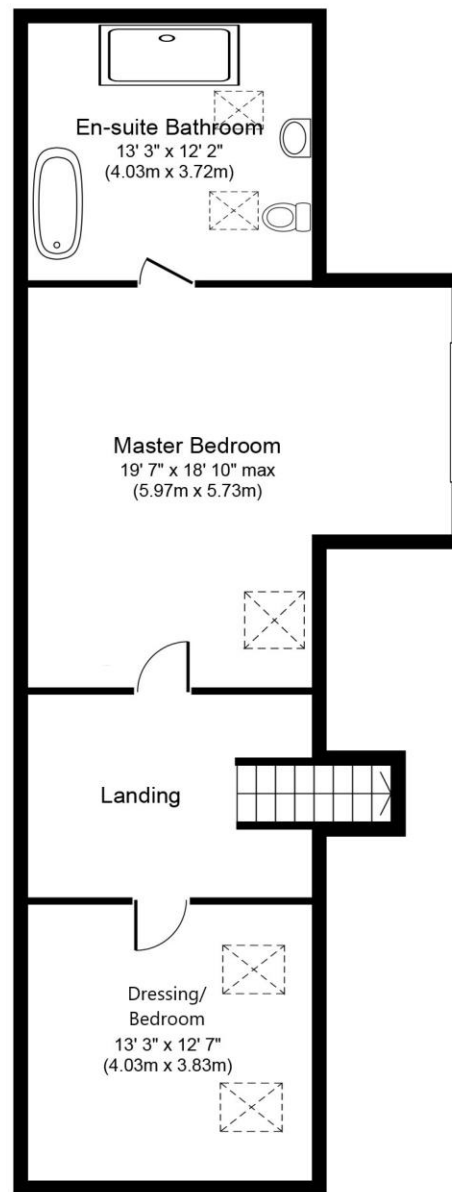
**VIEWING** by prior appointment only through David Burr estate agents.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

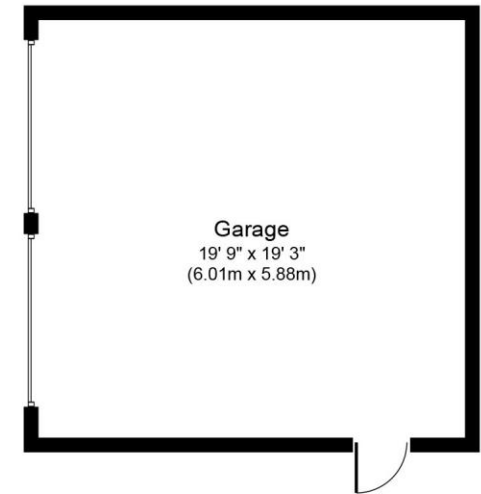




**Ground Floor**  
**Approximate Floor Area**  
**1,520 sq. ft.**  
**(141.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**812 sq. ft.**  
**(75.4 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**380 sq. ft.**  
**(35.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

