



Clover End, Witchford, CB6 2XD

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Clover End, Witchford Ely, Cambridgeshire CB6 2XD

A particularly well appointed three bedroom semi detached house with en suite and garage which lies in an appealing cul de sac setting in this sought after village location.

- Semi-Detached House
- Entrance Hall & WC
- Living Room
- Kitchen/ Breakfast Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £245,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL

Entrance door with glazed insets, staircase rising to first floor, radiator and opening to Living room.

CLOAKROOM

Fitted with a two piece suite in white comprising wash hand basin with tiled splashbacks and WC. Extractor fan, radiator.

LIVING ROOM

15' 11" x 14' 10" (4.86m x 4.53m) with double glazed sliding patio doors to rear garden. Wood flooring continuing from the hall, radiator and sliding doors to:-

KITCHEN

8' 10" x 7' 10" (2.71m x 2.4m) with double glazed window to front. Comprehensively fitted with a matching range of wall and base units, wood effect work surfaces with inset single drainer sink unit and matching upstands. Built-in electric oven / grill with four ring gas hob, stainless steel splashback panel and extractor fan over. Recess for upright fridge freezer (subject to measurements), plumbing for washing machine and integrated dishwasher.

FIRST FLOOR LANDING with wood effect flooring which extends throughout the bedrooms. Double glazed window to side on return of the staircase and hatch to roof space.

BEDROOM ONE

11' 0" x 10' 4" (3.36m narrowing to 2.86m x 3.16m) with double glazed window to front. Built-in storage cupboard with shelves and radiator. Door to:-

ES-SUITE SHOWER ROOM with double glazed window to front. Fitted with a suite comprising pedestal wash hand basin, WC and tiled shower cubicle. Extractor fan, radiator.

BEDROOM TWO 8' 5" x 7' 1" (2.57m x 2.17m) plus door recess. Double glazed window to rear. Radiator.

BEDROOM THREE 9' 4" x 6' 0" (2.85m x 1.85m) with double glazed window to rear. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with twin grips, mixer tap and hand shower attachment, pedestal wash hand basin and close coupled WC with tiled splashbacks. Extractor fan, radiator.

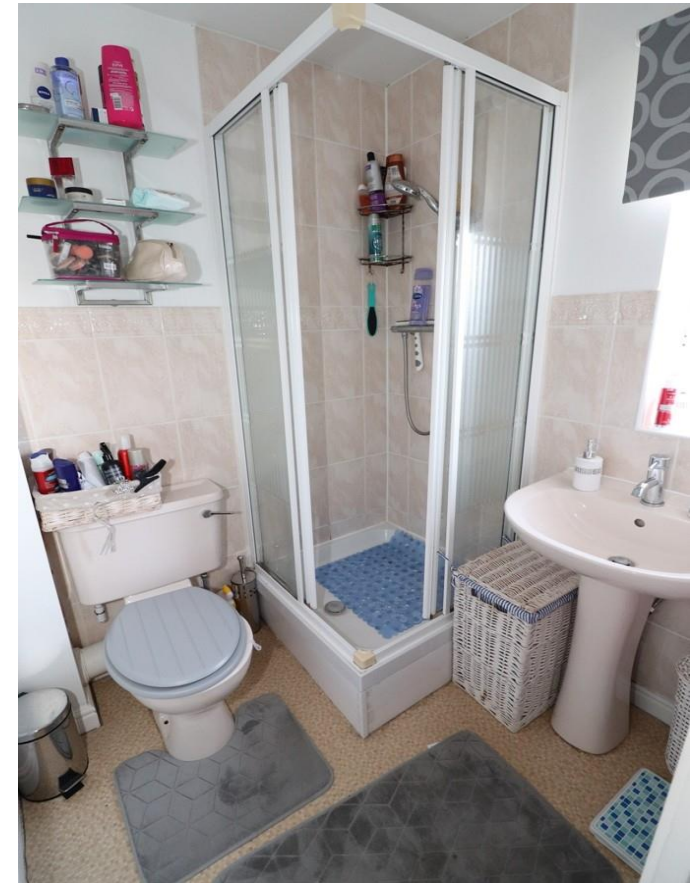
EXTERIOR

The property is set back behind a gravelled front garden with several species of tree. Adjacent to this is a paved driveway providing vehicle hardstanding which in turn leads to the garage.

The rear garden consists of a paved patio from the house beyond which it is laid to lawn. Personal door to garage.

GARAGE with up and over door, power and lighting.





Services All mains services are connected

Tenure The property is freehold

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested