



Main Street, Witchford, Ely, Cambridgeshire CB6 2HT

www.pocock.co.uk



Main Street, Witchford, Ely, Cambridgeshire CB6 2HT

A four bedroom detached family home with cloakroom, living room, study, open plan kitchen/dining room, utility room, principal bedroom with en-suite, three further double bedrooms, single garage and generous garden. Situated on the outskirts of this popular village.

- Detached Family Home
- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining/Family Room
- Living Room & Study
- Utility Room
- Four Double Bedrooms (One with En-Suite)
- Family Bathroom
- Generous Enclosed Garden
- Parking & Single Garage

Guide Price: £525,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway. Along with a local café and access to shops/companied on the Lancaster Way Business Park.

ENTRANCE HALL With entrance door and double glazed side windows. Staircase rising to first floor with useful understairs storage cupboard. Radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Radiator, extractor fan.

LIVING ROOM 20'7" x 10'4" (6.27 m x 3.15 m) With double glazed window to front aspect and double glazed patio doors to the rear garden. Two Radiators.

STUDY 10'0" x 7'11" (3.05 m x 2.41 m) With double glazed window to front aspect. Radiator, wall mounted fuse box.

OPEN PLAN KITCHEN/DINING ROOM 22'5" x 14'1" (6.83 m x 4.29 m) maximum measurements. Fitted with a range of wall and base units by Manor in Cashmere with Silstone work surfaces over and stainless steel sink and mixer tap. Fitted appliances by SMEG including fridge, freezer, oven, hob and dishwasher, with Elica extractor. Radiator, double glazed window to side aspect and two double glazed patio doors to rear garden.

Two double glazed Velux windows to the vaulted ceiling in the dining/breakfast area. Door to:-

UTILITY ROOM 7'5" x 7'1" (2.26 m x 2.16 m) Fitted with matching range of units as per kitchen units with work surfaces over, incorporating stainless steel sink with mixer tap, and spaces for tumble dryer and washing machine. Radiator. Wall mounted Ideal Logic gas fired boiler serving central heating and domestic hot water. Double glazed door to rear garden.

FIRST FLOOR LANDING With double glazed window to front aspect, radiator and cupboard housing hot water tank and immersion heater.

BEDROOM ONE 11'4" x 10'6" (3.45 m x 3.20 m) With double glazed window to rear aspect. Radiator and door to:-

EN-SUITE SHOWER ROOM With double glazed window to rear aspect. Three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail, extractor fan and shaver socket.

BEDROOM TWO 11'5" x 10'2" (3.48 m x 3.10 m) With double glazed window to rear aspect. Radiator.

BEDROOM THREE 10'5" x 9'0" (3.18 m x 2.74 m) With double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'2" x 8'10" (3.10 m x 2.69 m) With double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panelled bath with shower over, shower screen & mixer tap, low level WC and pedestal wash hand basin. Double glazed window to rear aspect, heated towel rail, shaver socket and extractor.

EXTERIOR A landscaped front garden with pathway to entrance door.

Enclosed rear garden with timber fencing to boundary, paved patio area with area laid to lawn and personal door to:-

GARAGE 19'3" x 8'0" (5.87 m x 2.44 m) A single garage with parking space to front.

Tenure - The property is freehold

Council Tax - Band E **EPC** B (84/93)

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

Ref CWH-7571





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.

