



**Granary End, Witchford, Ely, Cambridgeshire CB6 2XF**

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## Granary End, Witchford, Ely, Cambridgeshire CB6 2XF

A well-presented and generously proportioned four bedroom detached family home, occupying a larger than average corner plot in the sought-after village of Witchford. Offering versatile family accommodation with a fully enclosed walled garden, double width driveway and larger than average garage, built-in home cinema system, and air conditioning in the living room and principal bedroom - this is a rare opportunity to acquire an impressive family home in a village with excellent schooling and easy access to Ely and Cambridge.

- Detached Four Bedroom Home in Popular Residential Location
- Kitchen, Utility Room and Cloakroom
- Dining Room, Living Room and Conservatory
- Built-in Home Cinema Projection and Surround Sound System
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Garden, Garage and Parking
- Recently Installed Air Conditioning Unit in Living Room and Principal Bedroom

**Guide Price: £450,000**



**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** Door to front, stairs to first floor, window to the side and radiator.

**CLOAKROOM** A suite comprising low level wc, wash hand basin and radiator.

**LIVING ROOM** 20'3" x 10'8" (6.16 m x 3.26 m) With double glazed windows to the front and side aspect, fireplace with mantle and surround and two radiators. Built in cinema projection and surround sound system. Recently installed air conditioning.

**CONSERVATORY** 11'5" x 10'5" (3.47 m x 3.18 m) Brick built and UPVC construction, French doors to garden. Electric heater.

**DINING ROOM** 11'3" x 9'5" (3.43 m x 2.86 m) With double glazed windows to front and side, radiator.

**KITCHEN** 11'3" x 10'2" (3.43 m x 3.11 m) Fitted with a range of wall mounted and base level unit, inset 1 1/2 sink and drainer, tiled splash backs, double oven, hob with cooker hood over, plumbing for dishwasher, double glazed window to the side.

**UTILITY ROOM** 6'7" x 5'5" (2.01 m x 1.65 m) Wall and base level units under work surfaces with inset sink and drainer, plumbing for washing machine, extractor fan and door into the garden.

**FIRST FLOOR LANDING** Access to the loft and doors to;

**BEDROOM ONE** 11'2" x 10'10" (3.41 m x 3.31 m) Double glazed window to the side aspect and radiator. Recently installed air conditioning.

**EN SUITE** A suite comprising shower cubicle, fully tiled walls, wash hand basin, low level WC, radiator, extractor fan and window to the rear.

**BEDROOM TWO** 15'1" x 12'4" (4.59 m x 3.77 m) Two double glazed windows to front and side aspect, built in wardrobe and radiator.

**BEDROOM THREE** 10'11" x 9'1" (3.33 m x 2.77 m) Double glazed windows to front and side aspect, cupboard housing recently updated boiler and radiator.

**BEDROOM FOUR** Double glazed window to the side aspect and radiator.

**BATHROOM** A suite comprising bath with shower attachment over, wash hand basin, fully tiled walls, wc, extractor fan, radiator and window to the rear.

**EXTERIOR** The property benefits from double width driveway and single garage, fully enclosed corner garden with grass lawn and well maintained borders. The garden is of larger size than average for this development and a worth while visit.

**Tenure** The property is Freehold

**Council Tax** Band D      **EPC**      TBC

**Viewing** By Arrangement with Pocock & Shaw  
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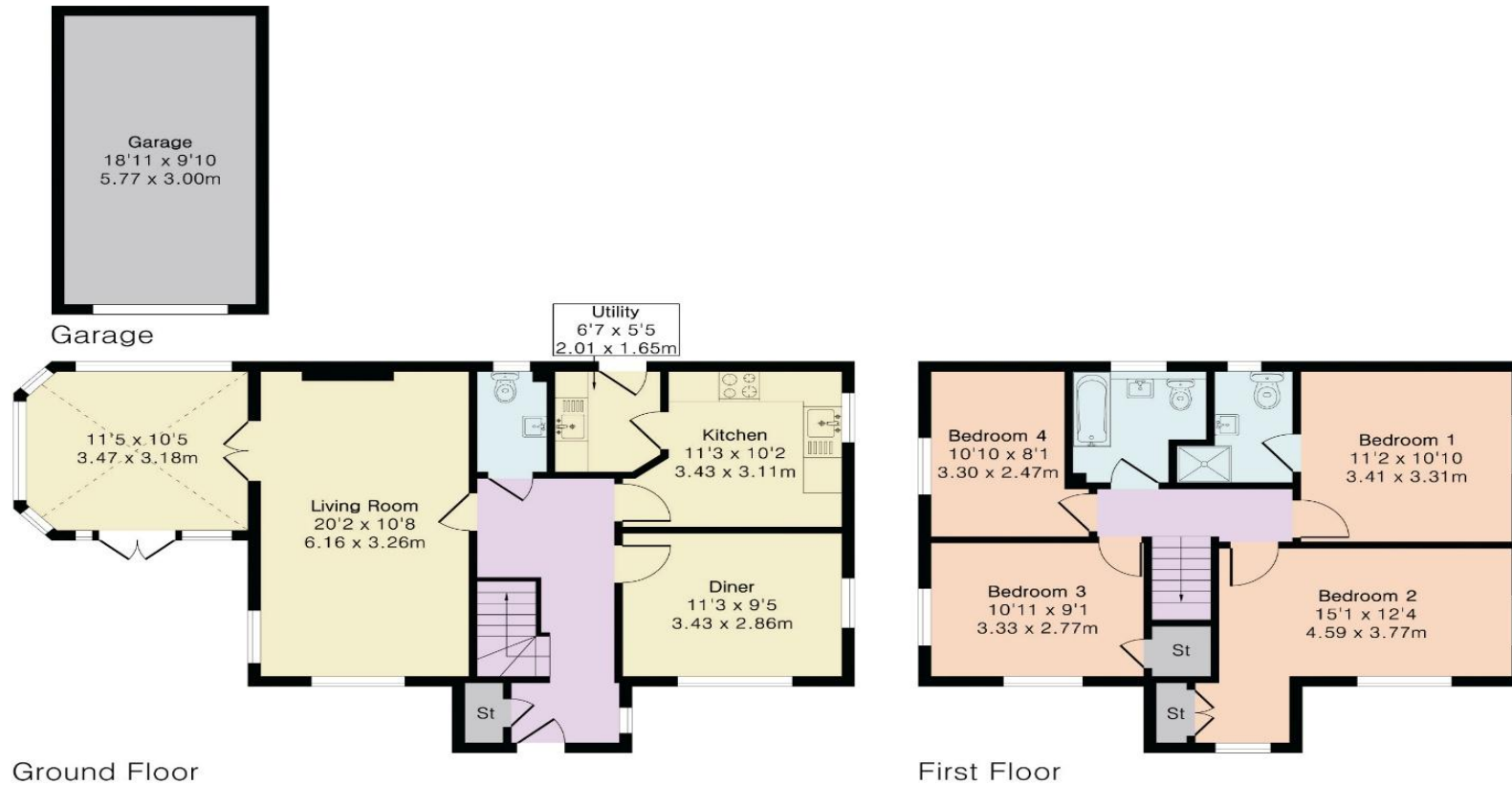
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains 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.

**Approximate Gross Internal Area 1382 sq ft - 128 sq m  
(Excluding Garage)**

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 627 sq ft – 58 sq m

Garage Area 186 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock + Shaw**