



5 Marroway Lane, Witchford
Ely

RICHARD
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ESTATE AGENTS 

£895,000

5 Marroway Lane

Witchford, Ely

This substantial four double bedroomed detached home offers generous and versatile accommodation of 3577 sq ft, ideally situated on a highly regarded no-through road and offered for sale with no upward chain.

The extensive accommodation comprises on the ground floor, reception hall, cloakroom, dining room, well appointed kitchen/breakfast room, utility, impressive lounge, family/games room and office. The ground floor benefits from underfloor heating. On the first floor there are four spacious double bedrooms, with two having en-suites, and the family bathroom. Outside there is driveway, double garage and enclosed rear garden.

The property is immaculately presented throughout and to fully appreciate the extent of the accommodation a viewing is highly recommended.

Council Tax Band: G

Tenure: Freehold

Energy Performance Rating: C

- Substantial Detached Home of Approx. 3577 Sq Ft
- 4 Double Bedrooms (2 having Ensuites & Master with Dressing Area)
- Spacious Lounge & Dining Room
- Games Room & Office
- Well Appointed Kitchen & Utility
- Driveway, Double Garage & Rear Garden
- Gas Central Heating with Under Floor Heating to Ground Floor
- Highly Regarded No-Through Road
- No Upward Chain



RECEPTION HALL

With feature vaulted ceiling and Velux window, oak stairs to first floor with glazed balustrading, door to front, door to garage, under floor heating.

CLOAKROOM

With low level WC, pedestal hand wash basin, heated towel rail, under floor heating.

DINING ROOM

With double glazed window to front aspect, double doors into kitchen, under floor heating.

KITCHEN/BREAKFAST ROOM

Fitted with a wide range of matching wall and base level storage units and drawers with granite work surfaces, sink unit and drainer, built-in Neff electric oven, combination oven, induction hob and extractor hood, dishwasher, wine fridge, island unit with breakfast bar, bi-fold onto rear garden, under floor heating.

UTILITY ROOM

With door and double glazed window to side, wall and base level storage units with worktop, plumbing for washing machine, space for tumble drier, under floor heating.

LOUNGE

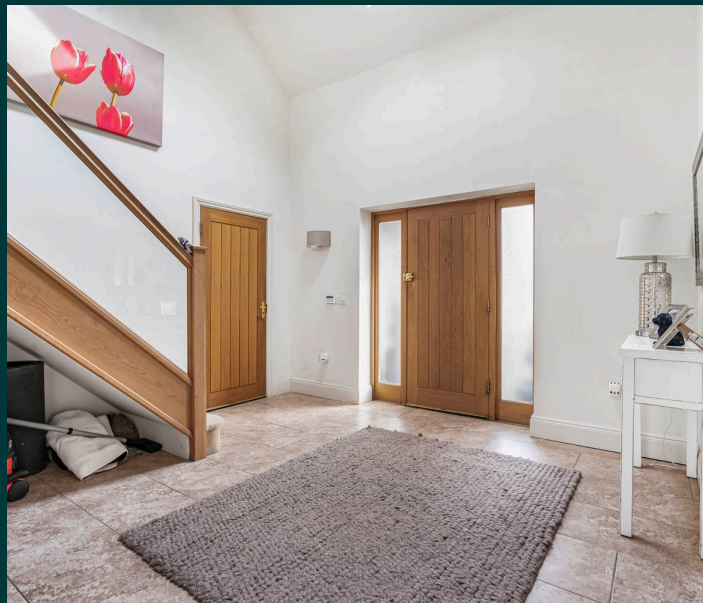
With bi-fold doors to rear garden, feature fireplace with exposed brick chimney breast and gas fire, ceiling speakers, under floor heating. Double doors to...

GAMES ROOM

With bi-fold doors onto garden and double glazed window to side, engineered oak flooring, exposed brick wall, under floor heating.

OFFICE

With door to outside, engineered oak flooring with under floor heating.





GALLERIED LANDING

With glazed balustrade overlooking the hallway, airing cupboard housing water cylinder, access to loft, radiator.

BEDROOM 1

With double glazed window to front aspect, radiator.

DRESSING AREA

With double glazed Velux window to side aspect, 2 pairs of built-in double wardrobes, radiator.

ENSUITE

With wall-hung vanity unit with wash basin, low level WC, shower cubicle, heated towel rail, Velux window.

BEDROOM 2

With double glazed window to front aspect, built-in double wardrobe, radiator.

ENSUITE

With shower cubicle, wall-hung vanity unit with wash basin, low level WC, Velux window, heated towel rail.

BEDROOM 3

With double glazed window to rear aspect, built-in double wardrobes and eaves storage cupboard, radiator.

BEDROOM 4

With double glazed window to rear aspect, built-in double wardrobe, radiator.

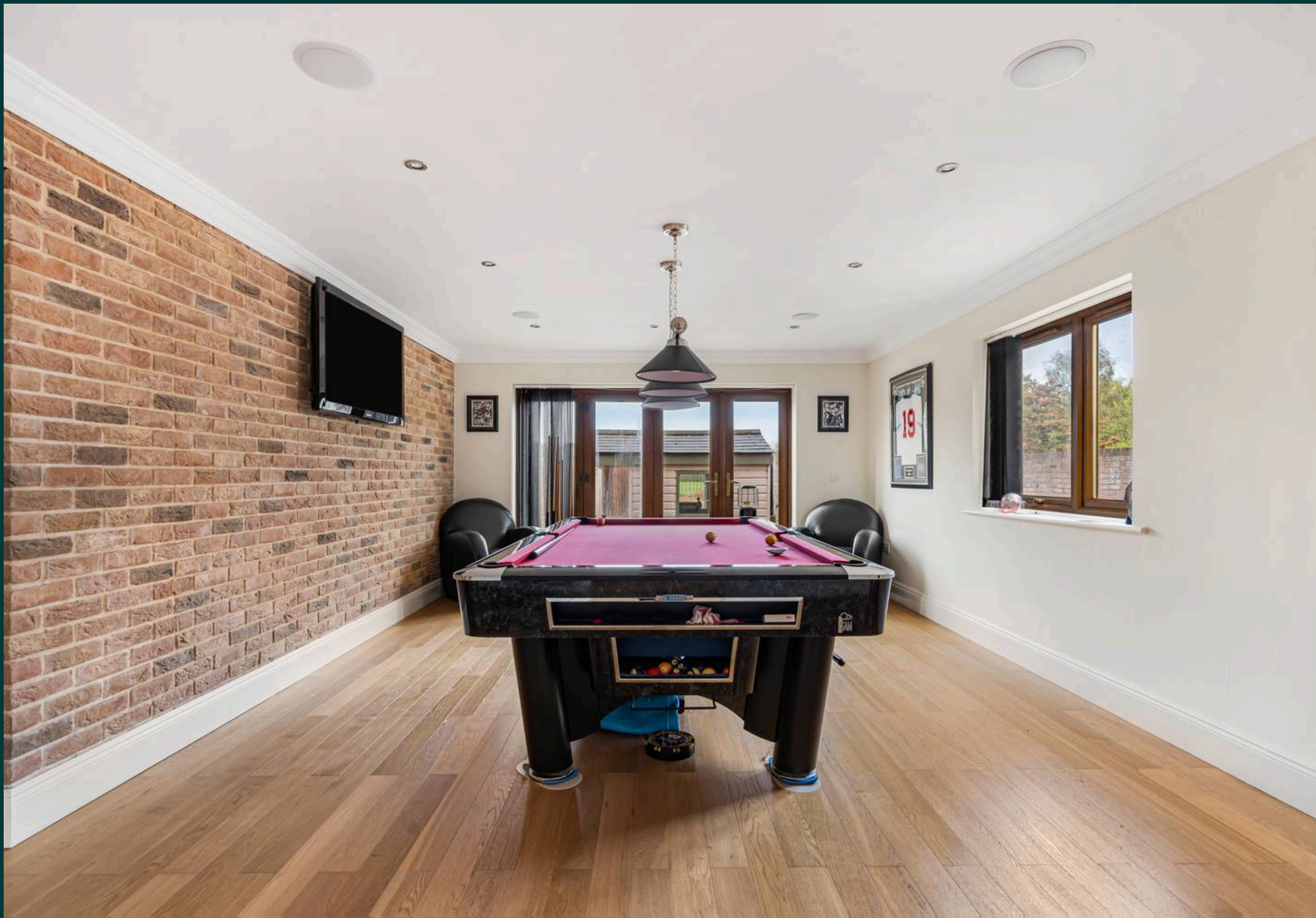
BATHROOM

With shower cubicle, freestanding bath, low level WC, large wall-hung vanity unit with twin wash basins, Velux window, heated towel rail.

OUTSIDE

Gated pedestrian access leads to an enclosed rear garden which has an extensive area of raised terrace leading down onto a lawned garden.

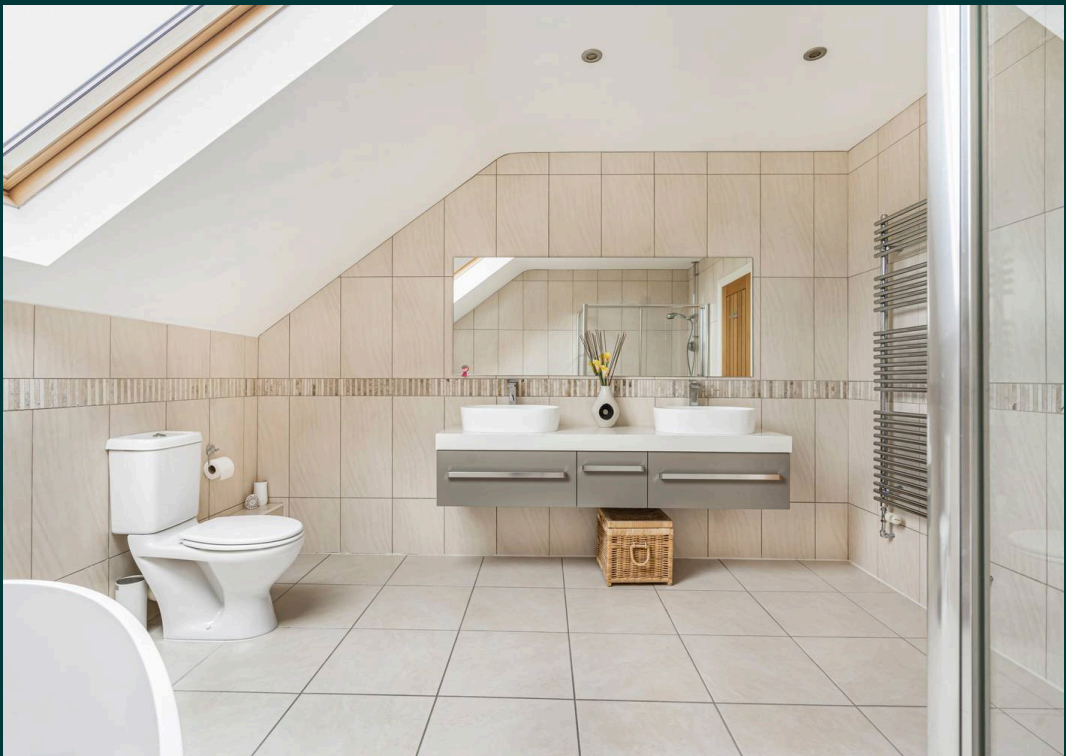










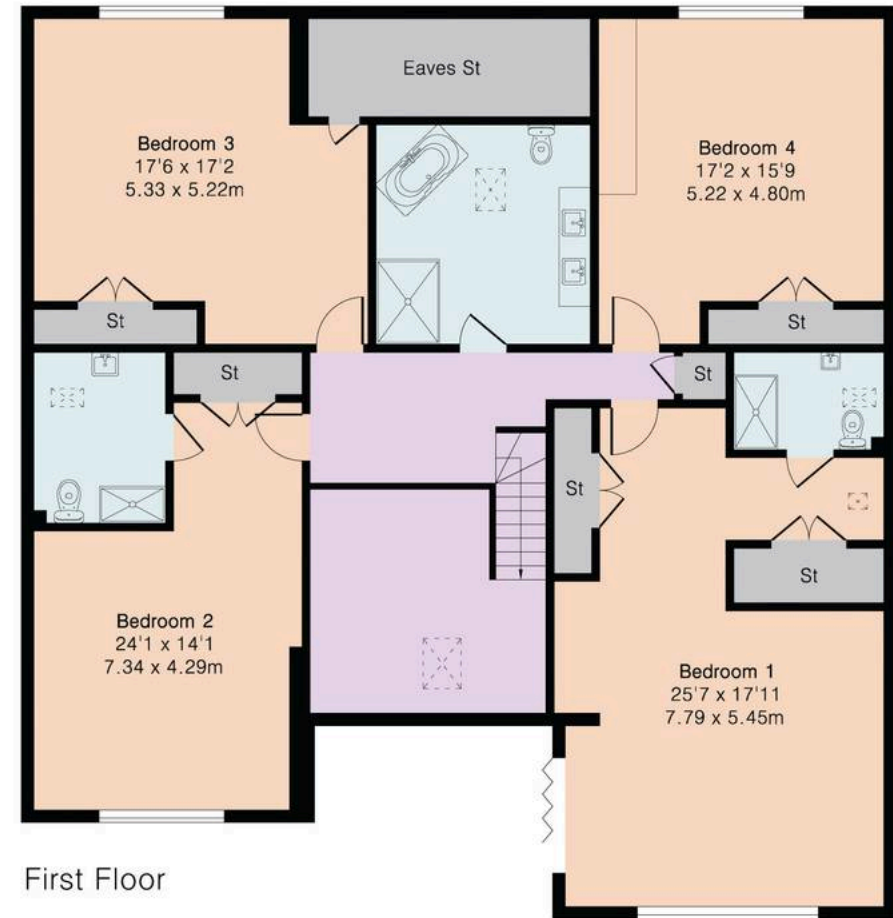
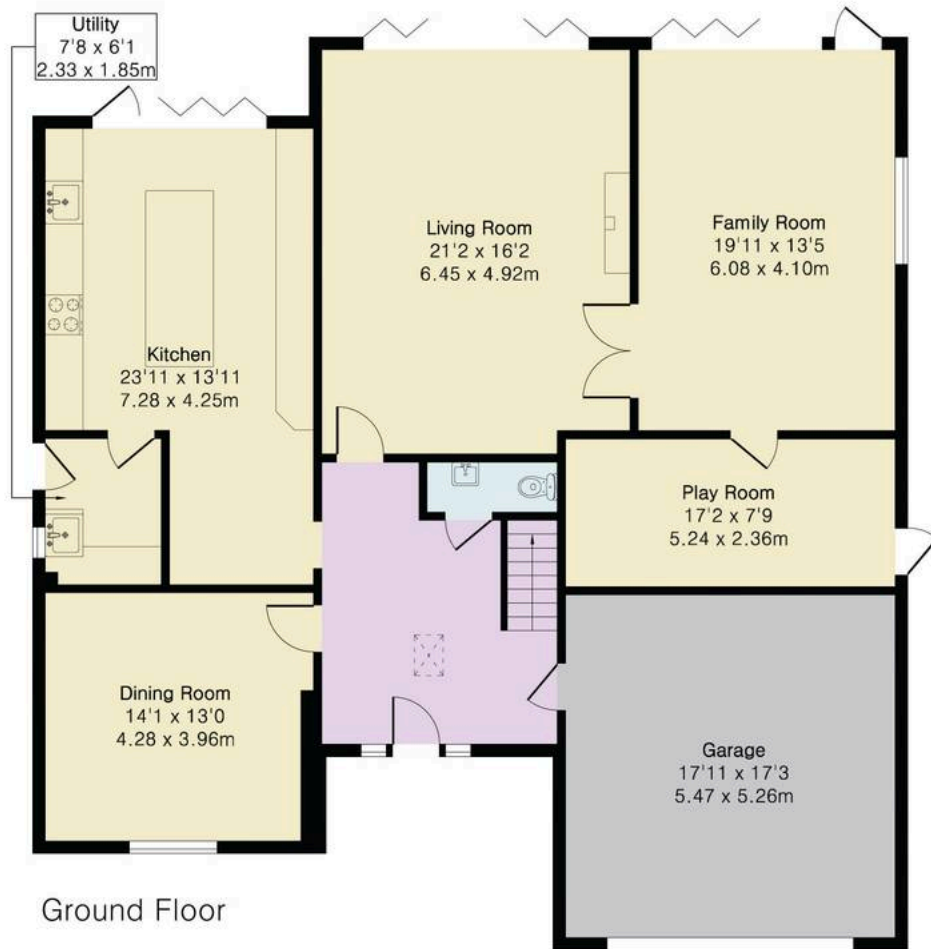




**Approximate Gross Internal Area 3577 sq ft - 333 sq m
(Including Garage)**

Ground Floor Area 1804 sq ft – 168 sq m

First Floor Area 1773 sq ft – 165 sq m





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