



**Wesley Way, Witchford, Ely, Cambridgeshire
CB6 2GG**

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A stunning five bedroom detached family home with a replacement bespoke kitchen, air conditioning and double detached garage, overlooking the park area. No upward chain.

- Five Bedrooms, Two with En-Suite
- Dressing Area Off Principal Bedroom
- Air Conditioning Throughout the Property
- Solid Wood Bespoke Kitchen with Premium Appliances
- Family Bathroom
- Detached Double Garage with Power
- Park Views
- No Onward Chain

Guide Price: £699,950



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/companies on the Lancaster Way Business Park.

ENTRANCE LOBBY Entrance door leading to entrance lobby, with stairs leading to first floor, useful under stairs storage and wood flooring. Single radiator.

LOUNGE 21'2" x 14'11" (6.45 m x 4.55 m) With UPVc glazed bay window to front aspect. Featuring a solid fuel burner with wood half, double radiator and French Parquet natural oak flooring. Toshiba air conditioning unit.

PLAYROOM 14'10" x 10'5" (4.52 m x 3.18 m) With UPVc glazed bay window to front aspect and UPVc glazed window to side aspect. Double radiator and French Parquet natural oak flooring. Toshiba air conditioning unit.

KITCHEN/DINING ROOM 29'8" x 12'8" (9.05 m x 3.87 m) With UPVc glazed bi-folding doors opening to rear garden fitted with a floating screen for privacy. Featuring a recently fitted bespoke solid wood kitchen with base and wall units and marble work surface over. Double sink with mixer tap, including an instant hot water tap and premium appliances. Boasting a breakfast island with further drawers and cupboards under, marble work surface, integrated dishwasher and bin. Siemens four-ring induction hob with extraction canopy over, built-in Bosch double oven, grill and microwave. Space for American style fridge-freezer. Drinking water filtration system. Toshiba air conditioning unit.

UTILITY ROOM Fitted with a range of base and wall units and marble work surface. Plumbing and space for a washing machine and tumble dryer, stainless steel sink and built-in cloak cupboard with hanging rail. Personal door leading to driveway/side aspect. Kinetico water softener. French Parquet natural oak flooring.

OFFICE 12'9" x 8'4" (3.88 m x 2.54 m) With UPVc glazed window to rear aspect, double radiator and French Parquet natural oak flooring. Toshiba air conditioning unit.

FIRST FLOOR LANDING A light, open area with built-in airing cupboard housing the mega-flow water system and featuring a UPVc glazed window overlooking a park to the front of the property. Access to the loft which has been partially boarded for extra storage.

BEDROOM ONE 20'6" x 15'0" (6.25 m x 4.56 m) With UPVc glazed window to front aspect, single radiator and Toshiba air conditioning unit. French Parquet natural oak flooring and built-in black out window screens.

DRESSING AREA Featuring two built-in double wardrobes with over-head storage and hanging space. French Parquet natural oak flooring. Door leading to:

EN SUITE Fitted with an impressive three-piece suite comprising low level WC, wash hand-basin, electrical bidet and underfloor heating. Walk-in double shower with tiled splashback, opaque double glazed UPVC window to rear aspect, fitted mirror and heated towel rail.

BEDROOM TWO 12'8" x 11'0" (3.85 m x 3.35 m) Featuring a single radiator, French Parquet natural oak flooring and Toshiba air conditioning. UPVc window to rear aspect with built-in black out window screens.

EN SUITE Fitted with a three-piece suite comprising low level WC, wash hand basin and double shower with tiled splash back. Heated towel rail and feature fitted mirror. Ceramic tiled flooring.

BEDROOM THREE 14'3" x 10'0" (4.35 m x 3.05 m) UPVc window to front aspect with built-in black out window screens, single radiator, Toshiba air conditioning and French parquet natural oak flooring.

BEDROOM FOUR 9'10" x 9'4" (3.00 m x 2.85 m) With UPVc window to rear aspect with built-in black out window screens, single radiator, Toshiba air conditioning and French Parquet natural oak flooring.



BEDROOM FIVE 9'4" x 8'2" (2.85 m x 2.50 m) Currently used as a walk-in wardrobe. UPVc window to rear aspect with built-in black out window screens, single radiator and French parquet natural oak flooring.

FAMILY BATHROOM With opaque UPVc window to side aspect. Fitted with a three-piece suite comprising low-level WC, wash hand basin and bath with shower attachment over. Including tiled splash back, electrical shaving point, heated towel rail and feature fitted mirror.

EXTERIOR To the front, the garden has been landscaped with plant and shrub borders. Boasting a block paved double drive way to the side of the property, leading to a detached double garage with an up and over door. The garage features power and lighting and an electronic personal door leading to the rear garden.

The rear garden of the property is mainly laid to lawn with a large Sandstone paved patio area directly behind the kitchen bi-folding doors. A further storage area in the form of a timber shed lies behind the double garage. Outside tap and garden irrigation system.

AGENTS NOTE

Solar panels with battery.

'Zappi' car charging point.

8 Toshiba air-conditioning units with cooling & heating features (four bedrooms, kitchen, lounge, dining room/playroom and office).

Tailor made white wooden shutters in all rooms on the ground floor, for privacy and elegance.

All bedrooms have built-in black-out window screens for those long summer days.

All upgraded light fixtures

Ajax security system

Drinking water filtration system

Tenure - The property is Freehold

Council Tax - Band F

EPC B (87/91)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7457





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.



