

4 The Orchards, Witcham

Ely

RICHARD BOOTH
ESTATE AGENTS

£375,000

4 The Orchards

Witcham, Ely

An extended and remodelled detached home offered for sale with no upward chain.

Accommodation comprises entrance hall, cloakroom, spacious lounge, kitchen/dining room, utility, additional dining room/play room, family room/office, bathroom and 3 bedrooms (1 ensuite) with the master bedroom being an excellent size having been formed of 2 bedrooms knocked into 1. Outside there is a driveway leading to a single garage and enclosed garden to rear.

The property is located within a popular no-through road making this an ideal property for young families. To fully appreciate the extent of accommodation a viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious Detached Home
- 3 Bedrooms (1 Ensuite)
- Superb Master Bedroom (Formed from 2 Bedrooms Being Knocked into 1)
- Kitchen/Dining Room & Utility
- Additional Dining Room or Play Room
- Spacious Lounge
- Office / Garden Room
- Private Rear Garden, Driveway & Garage
- Private Location on a No-Through Road
- No Upward Chain



ENTRANCE HALL
With door to outside, stairs to first floor with under stairs storage cupboard, radiator.

CLOAKROOM
With low level WC, pedestal hand wash basin, double glazed window, heated towel rail.

DINING ROOM
With double glazed window to front aspect, radiator.

KITCHEN / DINING ROOM
With 2 double glazed windows to front aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric double oven, hob and extractor hood, fridge, freezer and dishwasher, sink unit and drainer, radiator.

UTILITY
With plumbing for washing machine, space for tumble dryer, worktop, radiator.

LOUNGE
With double glazed patio doors onto rear garden, gas fire with decorative surround, television point, 2 radiators.

FAMILY ROOM / OFFICE
An 'L' shaped room with Velux window, double glazed window and patio doors leading into rear garden, radiator.

FIRST FLOOR LANDING
With access to loft, double glazed window, radiator.

BEDROOM 1
With 4 double glazed windows and 2 radiators.

ENSUITE
With shower cubicle (currently not working), low level WC, pedestal hand wash basin.











BEDROOM 2
With double glazed window, radiator.

BEDROOM 3
With double airing cupboard, double glazed window, radiator.

BATHROOM
With suite comprising low level WC, vanity unit with hand wash basin, panelled bath with shower above, double glazed window, heated towel rail.

OUTSIDE

To the front of the property there is a good size lawned garden with mature shrubs and trees.

Gated pedestrian access leads into the rear garden which is screened by mature trees providing an excellent degree of privacy. The garden is mainly laid to lawn, together with having a paved patio.

To the front of the property a driveway provides off road parking and leads to a single garage with up and over door.



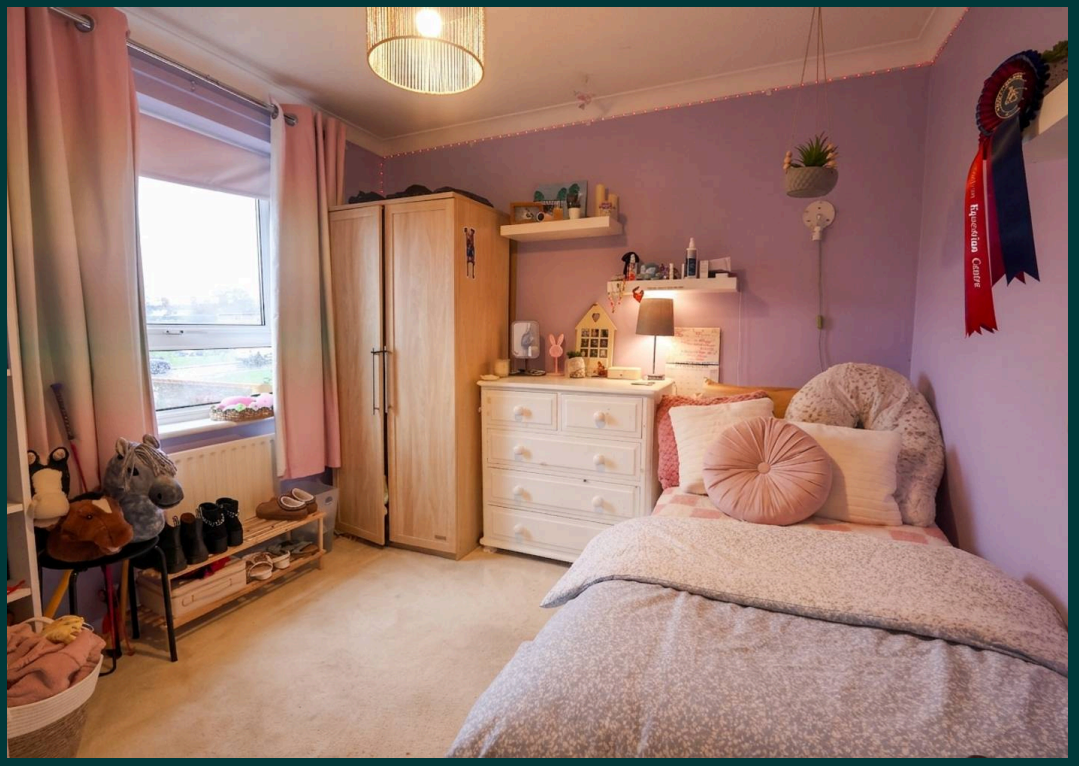


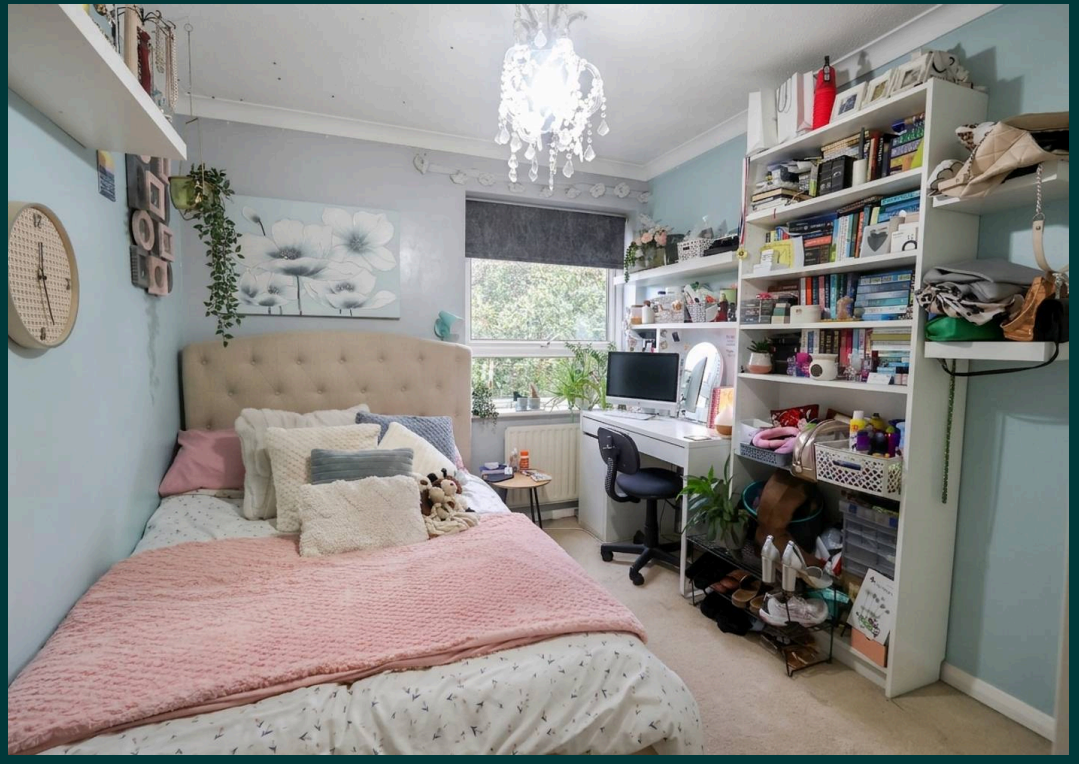








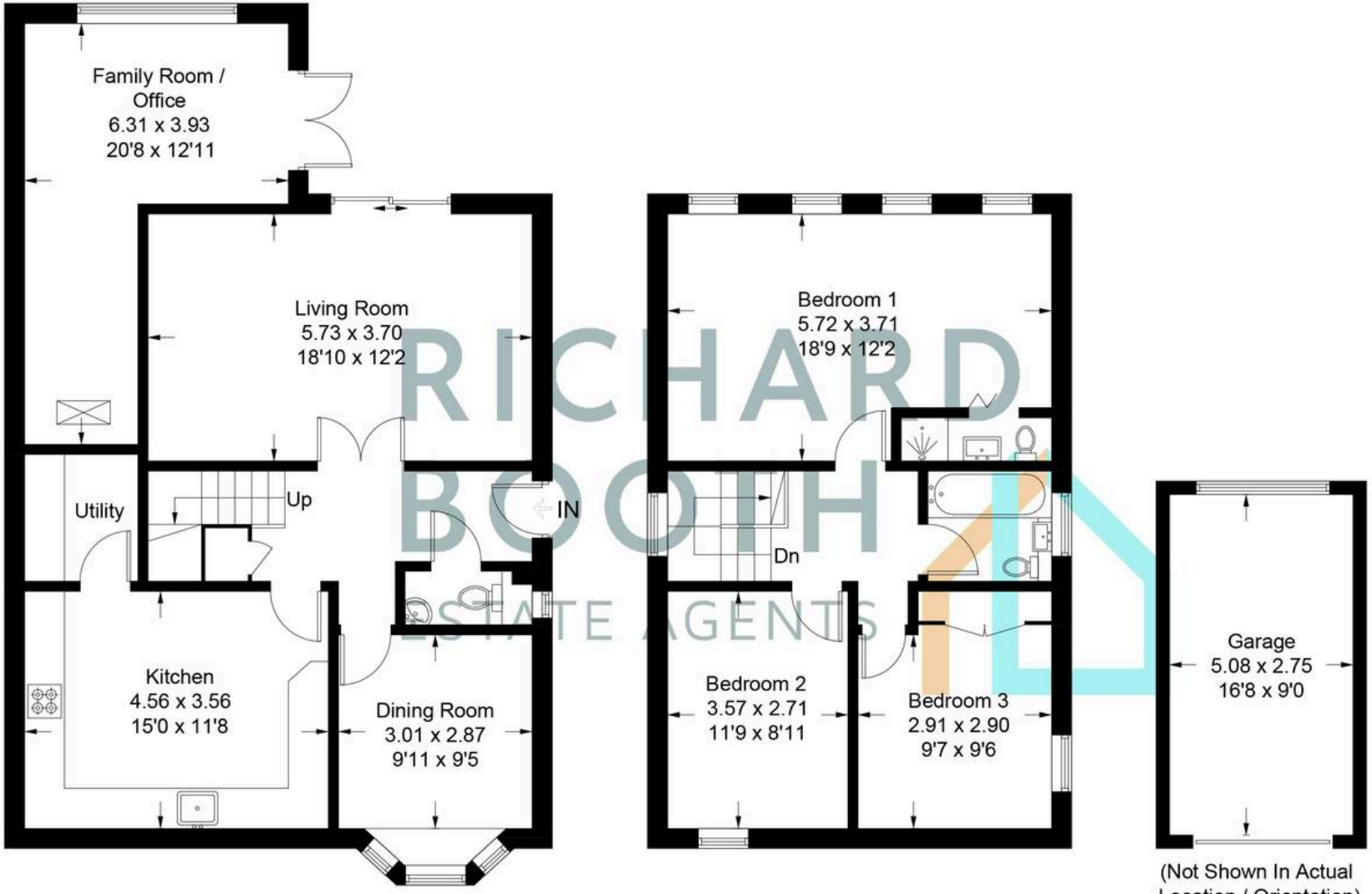








Approximate Gross Internal Area
Ground Floor = 82 sq m / 884 sq ft
First Floor = 53 sq m / 575 sq ft
Garage = 14 sq m / 150 sq ft
Total = 1459 sq m / 135 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1344508)



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The Property Ombudsman