



6 Mitchells Yard, Wilburton  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£775,000

## 6 Mitchells Yard

Wilburton, Ely

This substantial four bedroomed detached house offers a rare opportunity to acquire a spacious family home of over 2,600 sq ft, set within a highly regarded and select development with superb views across fields to the rear.

The property is thoughtfully arranged to provide versatile living space, featuring four generous reception rooms that include a formal lounge, a separate dining room, a study, and a stunning orangery. The superb kitchen/dining room is fitted with high quality units and integrated appliances, making it ideal for both every-day living and entertaining.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from ensuite facilities, whilst the remaining bedrooms are served by a family bathroom.

Outside there is a well maintained wrap around garden backing onto farmland, whilst at the front there is a triple garage and a large block paved driveway, providing ample parking for multiple vehicles.

Throughout, the home is presented in excellent condition and the outstanding views across open countryside contribute to a sense of peace and privacy which to be fully appreciated a viewing is highly recommended.



## 6 Mitchells Yard

Wilburton, Ely

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial Detached Home Of 2,600 Sq Ft
- 4 Bedrooms (2 Ensuite)
- 4 Reception Rooms
- Superb Kitchen/Dining Room
- Triple Garage And Large Driveway
- Outstanding Views Across Countryside
- Well Maintained Wrap Around Garden
- Small Highly Regarded Development



### Reception Hall

With door to front aspect with full height glazed screens to either side, feature oak staircase, understairs storage cupboard, glazed double doors into dining/family room, inset spotlights, radiator.

### Shower Room

With comprising low level WC, pedestal hand wash basin, shower cubicle, built-in glass display shelves, inset spotlights, tiled floor, radiator.

### Dining Room

With double glazed window to front aspect, television point, two radiators.

### Kitchen/Breakfast Room

Fitted with a superb range of high gloss eye and base level storage units and drawers with soft close mechanisms, granite work surfaces, one and a quarter bowl sink unit and drainer, integrated and replaced Bosch dishwasher and fridge, water softener, space for Rangemaster style oven, extractor canopy, under unit lighting, inset spotlights, double glazed window to rear aspect with views across countryside, tiled floor, television point, two radiators.

### Utility

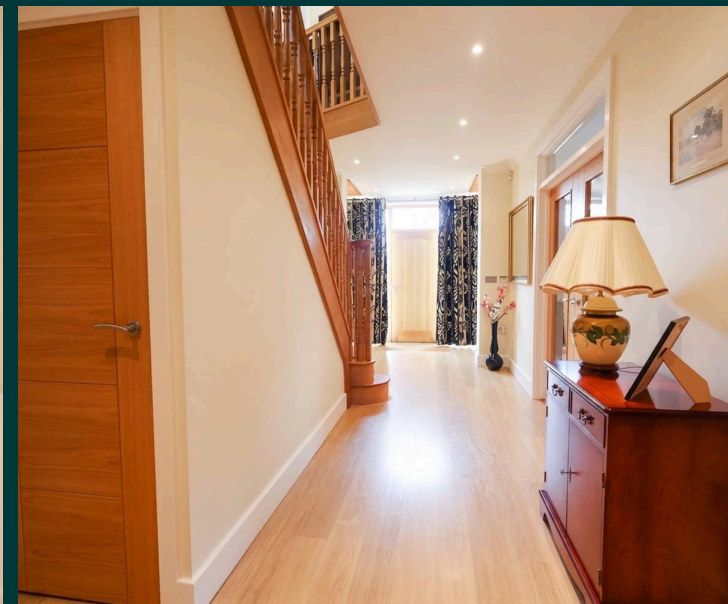
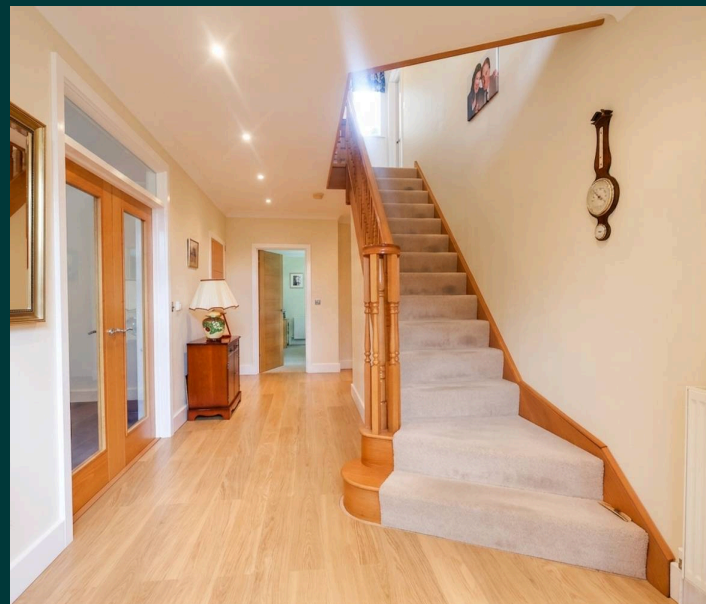
Fitted with a range of high gloss eye and base level storage units, stainless steel sink unit and drainer, work surfaces, plumbing for washing machine, wall mounted oil fired central heating boiler, integrated replaced Neff freezer, inset spotlights, tiled floor, access to loft, double glazed window and door to rear aspect, radiator.

### Study

With double glazed window to front aspect, television point, inset spotlights, fitted bookshelves, radiator

### Garden Room

Of brick and UPVC construction with timber and glazed vaulted roof, with double glazed windows giving superb views across the garden and surrounding countryside, underfloor heating, tiled floor.



### Lounge

With feature stone fireplace with gas fire, double glazed window to front aspect, wall lights, television point, two radiators

### Landing

With feature seating area with full height glazed screens giving views to the front aspect. Access to loft, inset spotlights, double glazed window to rear aspect giving views across countryside, built-in double cupboard and built in double airing cupboard with hot water cylinder, radiator

### Bedroom 1

With double glazed window to rear aspect giving superb views across the garden and surrounding countryside, built-in single and double wardrobes, telephone and television points, radiator.

### En-suite

With suite comprising wall mounted vanity unit with large sink, shower cubicle, low level WC, double glazed window to rear aspect, inset spotlights, extractor fan, heated towel rail.

### Bedroom 2

With built-in double wardrobe, television point, double glazed window to front aspect, connecting door into the family bathroom, radiator.

### Bedroom 3

With telephone point, television point, double glazed window to front aspect, radiator.

### En-suite

With shower cubicle, pedestal hand wash basin, low level WC, tiled floor, inset spotlights, double glazed window to rear aspect, heated towel rail

### Bedroom 4

With built-in double wardrobe, double glazed window to rear aspect across surrounding countryside, television point, radiator.

### Bathroom

With large pedestal hand wash basin, low level WC, bath with side mounted taps and hand held shower attachment, separate shower cubicle, inset spotlights, extractor fan, tiled floor, double glazed window to side aspect, connecting door to bedroom 2, heated towel rail.



## Outside

The property is situated in the far corner of this select development with superb views across a paddock and countryside beyond. The garden is partly walled, immaculately maintained and is mainly lawned with two paved patio areas, one having a timber built gazebo, together with well stocked beds.

The front is enclosed by a brick wall and well maintained fence and has an extensive block paved driveway providing ample off street parking. The driveway in turn leads to a triple garage block. The garage has three remotely controlled electric up and over doors, power and light connected, two windows and a personnel door into the rear garden.



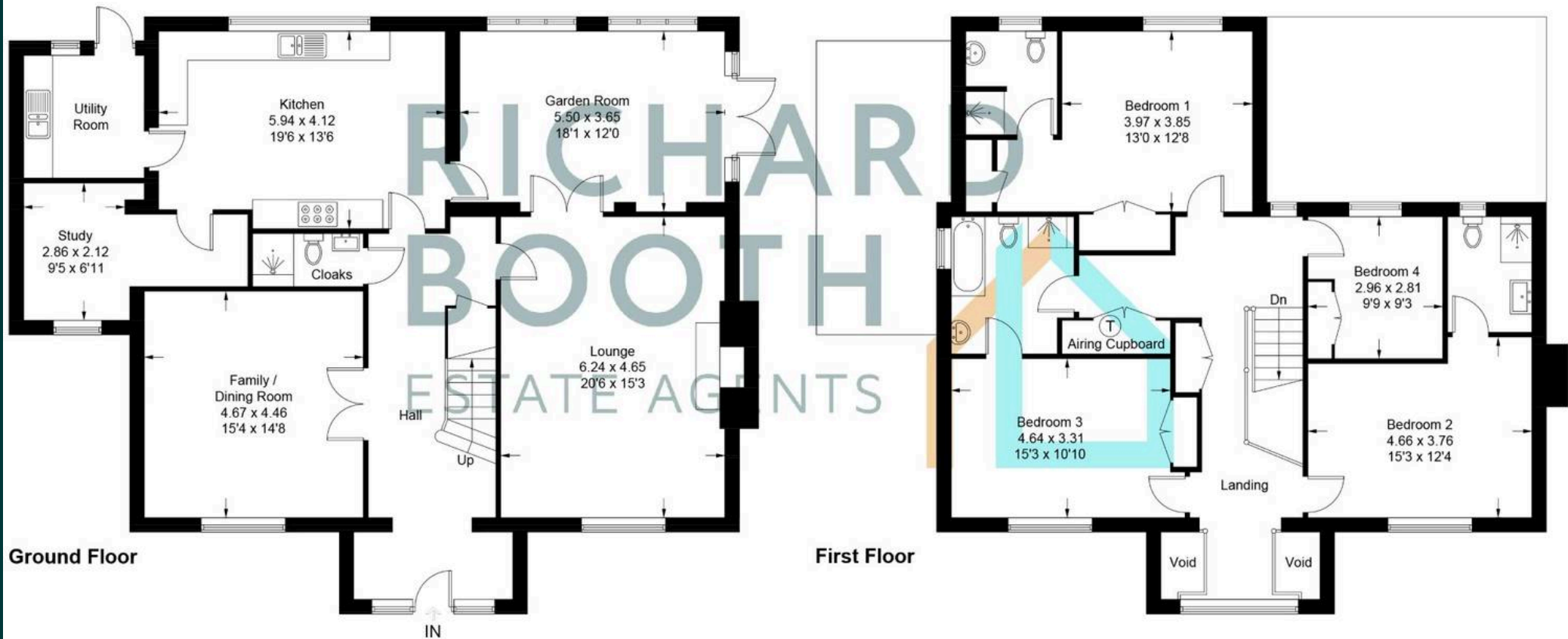








Approximate Gross Internal Area = 243.0 sq m / 2616 sq ft  
(Excluding Void)



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. (ID1312965)



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