



Quinton Road, Witchford, Ely, Cambridgeshire CB6 2GE

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A modern detached family home situated with a highly regarded residential development offering four double bedrooms, en-suite, family bathroom, two reception rooms plus open plan kitchen/family room, enclosed garden, driveway and garage.

- Entrance Hall & Cloakroom
- Kitchen/Dining/Family Room
- Dual Aspect Living Room
- Study
- Principal Bedroom with En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden

Guide Price: £425,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

ENTRANCE HALL Entrance door and double glazed windows to front aspect, radiator, tiled flooring.

DOWNSTAIRS CLOAKROOM Fitted with a low-level WC and wash hand basin. Radiator, tiled flooring.

KITCHEN/DINING ROOM/FAMILY ROOM 26'3" x 9'10" (8.00 m x 3.00 m) Fitted with a range of matching units including wall mounted units, base units and drawers with inset 1 & 1/4 stainless steel sink unit and drainer. Fitted double electric oven, hob and extractor hood above, integral fridge freezer. Double glazed window to rear aspect, doors opening to rear garden, radiator, flooring, air conditioning unit with hot and cold air.

UTILITY ROOM 7'10" x 5'5" (2.40 m x 1.64 m) with single sink unit and drainer, storage cupboard, radiator and door leading to driveway.

LIVING ROOM 16'5" x 11'2" (5.00 m x 3.40 m) Dual aspect room with double glazed bay window to side aspect and double glazed window to rear. Radiator.

STUDY 11'2" x 6'1" (3.40 m x 1.86 m) with double glazed window to front aspect. Radiator.

FIRST FLOOR LANDING with radiator, built-in storage cupboard and loft access.

PRINCIPAL BEDROOM 10'8" x 9'10" (3.24 m x 3.00 m) with double glazed window to front aspect, radiator, air-conditioning unit with hot and cold air, walk-in dressing room area with fitted built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

BEDROOM TWO 11'4" x 10'11" (3.46 m x 3.32 m) Dual aspect with double glazed window to front and side aspects. Radiator.

BEDROOM THREE 11'2" x 7'10" (3.40 m x 2.40 m) with double glazed window to side aspect. Radiator.

BEDROOM FOUR 10'6" x 7'7" (3.20 m x 2.32 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a panel enclosed bath with shower attachment over, low-level WC and wash hand basin. Radiator and double glazed window to rear aspect with bespoke fitted shutters.

EXTERIOR The property benefits from a spacious driveway, which in turn leads to the single garage, and provides off-road vehicular parking. Gated access leads to the fully enclosed rear garden with paved patio and lawned garden.

Tenure The property is Freehold

Council Tax Band E **EPC** B (85/93)

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Ref CWH-7123





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.