



Silver Street, Witcham, Ely, Cambridgeshire CB6 2LF

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A four bedroom detached character home situated in the centre of this much sought after village with a detached annexe/office, foundations laid for a single storey extension to the rear (Planning Ref 20/00702/FUL) and a large lawned rear garden.

- Entrance Lobby
- Lounge/Family Room
- Kitchen/Breakfast Room
- Dining Room & Study/Bedroom Five
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Annexe/Utility/Gym
- Parking & Carport
- Rear Enclosed Garden with Planning Ref 20/00702/FUL for extension

Guide Price: £530,000



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE LOBBY Entrance door into lobby with wall mounted cupboard, radiator, door leading to:-

LOUNGE/FAMILY ROOM 25'9" x 12'1" (7.86 m x 3.68 m) Lounge area with attractive double glazed bay window to front aspect, gas coal effect fire with surround, radiator and opening to:-
Sitting area with double glazed window to front aspect, sunken spotlights, radiator.

DINING ROOM 17'6" x 8'9" (5.34 m x 2.67 m) With an attractive sky lantern, double glazed patio doors opening to rear and double glazed window to side.

STUDY/BEDROOM FIVE 10'0" x 7'10" (3.04 m x 2.39 m) With double glazed window to side aspect and radiator.

KITCHEN/BREAKFAST ROOM 19'11" x 8'2" (6.06 m x 2.50 m) With two double glazed windows to rear aspect. Recently fitted with an attractive range of Shaker range of wall mounted and base units with inset I & 1/2 sink unit with mixer tap. Seven ring range style cooker with metro style tiled splashbacks, space for American style fridge freezer, built-in dishwasher, breakfast bar, vinyl flooring and stable door leading to rear garden.

REAR LOBBY AREA With side access into car port.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, heated towel rail and opaque double glazed window to rear aspect.

FIRST FLOOR LANDING

BEDROOM ONE 13'1" x 9'11" (3.98 m x 3.03 m) With double glazed window to front aspect, radiator, door leading to:-

EN-SUITE SHOWER ROOM Fitted with an attractive four piece suite comprising low level WC, vanity unit with inset wash hand basin, bath with side cascading taps and double shower cubicle. Metro style tiled splashbacks, heated towel rail, double glazed window to rear aspect and Velux window.

BEDROOM TWO 13'9" x 9'2" (4.20m x 2.79m) With double glazed window to front aspect. Radiator.

BEDROOM THREE 12'1" x 11'8" (3.68 m x 3.56 m) With double glazed window to front aspect. Radiator.

BEDROOM FOUR 8'8" x 8'1" (2.63 m x 2.47 m) With double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a four piece suite comprising low level WC, wash hand basin, 'P' shaped bath with drencher shower attachment over, heated towel rail, two built-in airing cupboards and further double storage cupboard. Opaque double glazed window to rear aspect, tiled splashbacks and vinyl flooring.



ANNEXE/UTILITY/GYM 18'6" x 11'9" (5.65 m x 3.57 m)

Small Kitchenette area with 1 & 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and work surfaces over with double glazed window to side aspect.

Shower Room with three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks, heated towel rail and window to front aspect.

Main area with double glazed windows to rear and side aspects. Excellent space for an annexe, outside office or gym.



EXTERIOR Hard landscaped front garden and off road parking leading to the car port and access to rear garden.

To the rear, directly from the property, there are foundations laid for a further extension if required, currently used as a raised seating area with steps down to the garden.

The well-established garden is mainly laid to lawn and enclosed by wood panel fencing, offering an excellent level of privacy.



Tenure - The property is Freehold

Council Tax - Band E

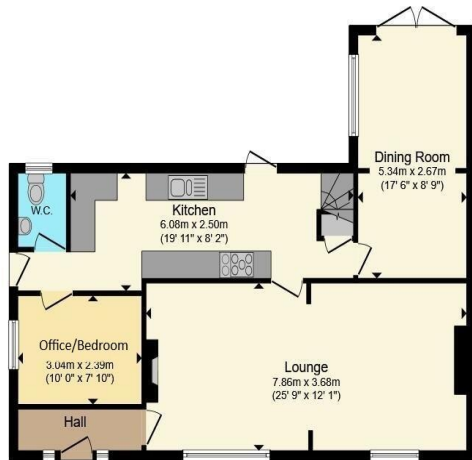
EPC E (54/69)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
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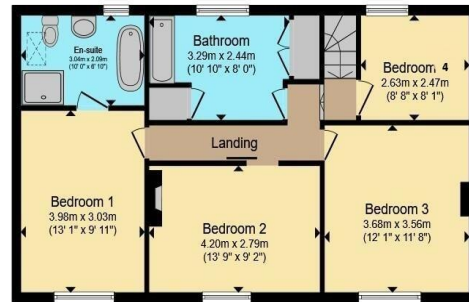
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (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.



Ground Floor



First Floor



Outbuilding



Total floor area 171.0 m² (1,841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)