



**Briars End, Witchford, Ely, Cambridgeshire CB6 2GB**

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## Briars End, Witchford, Ely, Cambridgeshire, CB6 2GB

An extended four bedroom family property with three reception rooms and en-suite, situated on a well-established development.

- Extended Four Bedroom Property
- Entrance Hallway and Downstairs Cloakroom
- Kitchen/Breakfast Room
- Garden Room
- Study/Home Gym
- Bathroom
- Four Bedrooms, One with Ensuite
- Enclosed Rear Garden
- Garage With Power and Lighting

**Guide Price: £375,000**



**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 UPVc glazed window to front aspect. Vinyl flooring and door leading to:-

**SITTING ROOM** 14'10" x 14'5" (4.53 m x 4.40 m) With stairs leading to first floor and useful under-stair storage recess. Double radiator, wall mounted thermostat and door leading to:-

**KITCHEN/BREAKFAST ROOM** 14'10" x 9'6" (4.53 m x 2.90 m) Fitted with an attractive range of base and wall units with worktop space over. Four-ring Bosch electric hob with extraction canopy above and glass splash-back behind. Built-in Bosch 'Combination' microwave, an AEG oven and plumbing for dishwasher. Featuring a breakfast bar with further base units and work surfaces over and space for an American style fridge/freezer. Vinyl flooring, double radiator and sliding patio doors opening to:-

**GARDEN ROOM** 14'3" x 9'9" (4.35 m x 2.97 m) With UPVc glazed windows and doors and electric radiator. Door leading into:-

**OFFICE/UTILITY ROOM** 16'3" x 7'7" (4.95 m x 2.32 m) UPVc windows to rear aspect, electric radiator and personal door which in turn leads to the garage. Plumbing/space for a washing machine.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising a low-level WC and wash hand basin. Heated towel rail, opaque window to rear aspect and wall-mounted fuse box.

**FIRST FLOOR LANDING** With doors leading to bedrooms and bathroom.

**BEDROOM ONE** 13'9" x 7'3" (4.18 m x 2.22 m) UPVc glazed window to front aspect. Double radiator and door leading to:-

**EN-SUITE** Fitted with a three-piece suite, comprising a low level WC, wash hand basin and corner shower with mermaid-style tiled splashback and massage jet shower system. Wall-mounted vanity, opaque UPVc glazed window to rear aspect, heated towel rail and vinyl flooring.

**BEDROOM TWO** 11'2" x 8'2" (3.40 m x 2.50 m) Built-in double wardrobe with over-head storage and hanging space. UPVc window to front aspect and single radiator.

**BEDROOM THREE** 9'7" x 8'2" (2.91 m x 2.50 m) Built in double wardrobe with overhead storage and hanging space. UPVc glazed window to rear aspect, single radiator. Loft hatch and further storage cupboard with slatted shelves.

**BEDROOM FOUR** 8'0" x 6'5" (2.45 m x 1.95 m) With UPVc glazed window to front aspect. Single radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising a low level WC, wash hand basin and pea-shaped bath with separate shower above. Metro-style tiled splashback, opaque UPVc glazed window to rear aspect, shaving point and heated towel rail.

**EXTERIOR** To the front of the property is a block-paved driveway allowing off-road parking for two cars and a garage. The rear garden is fully enclosed with wood panelled fencing and is mainly laid to lawn with a raised decking area towards the end of the property. Side gated access in turn leads to the side of Briars End.

**GARAGE** 13'1" x 7'5" (3.98 m x 2.27 m) With electronic doors, power/lighting and further electronic shutters to the side, allowing an ideal storage area for bins.

**AGENTS NOTE:** Windows in bedroom two, bedroom three, bedroom four, bathroom, entrance hall, downstairs cloakroom and sitting room were replaced 6 months' ago.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** (76/80)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7477





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.