



**Wesley Way, Witchford, Ely, Cambridgeshire CB6 2GG**

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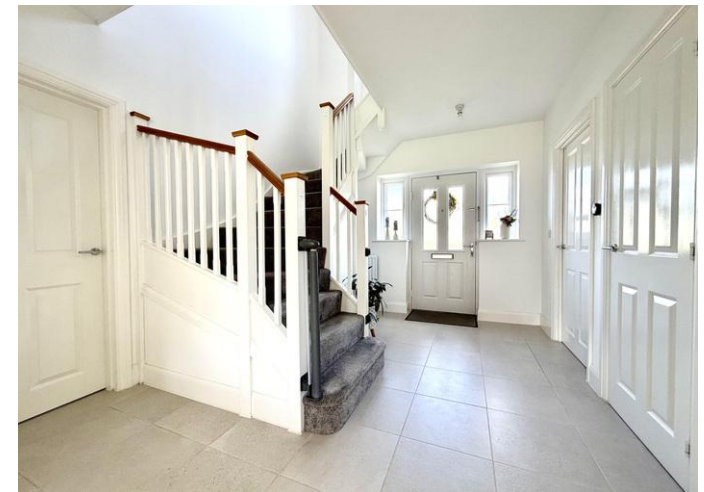


## Wesley Way, Witchford, Ely, Cambridgeshire CB6 2GG

A beautifully presented four double bedroom detached house with large open plan kitchen area, two en-suites, double garage and fronting onto Wesley park area.

- Entrance Hall & Cloakroom
- Open Plan Kitchen/Family/Dining Room
- Sitting Room
- Study & Utility Room
- Four Bedrooms (Two with En-Suites)
- Family Bathroom
- Front & Rear Gardens
- Parking & Double Garage
- Overlooking Park Area

**Guide Price: £525,000**



**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.

**ENTRANCE HALL** With staircase rising to first floor and useful understair storage recess. Ceramic tiled flooring, radiator, cloaks cupboard with hanging space.

**SITTING ROOM** 12'6" x 11'5" (3.82 m x 3.49 m) Dual aspect with double glazed box bay window to side and double glazed window overlooking park area to the front aspect. Radiator.

**STUDY** 8'2" x 7'6" (2.50 m x 2.29 m) With double glazed window to front aspect. Radiator.

#### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

**FAMILY/DINING AREA** 23'3" x 10'9" (7.09 m x 3.28 m) With double glazed bi-folding doors opening to rear garden. Radiator, ceramic tiled flooring which continues through to:-

**KITCHEN** 11'7" x 11'1" (3.54 m x 3.38 m) With three double glazed windows to side aspects. Fitted with an attractive range of high gloss wall and base units with work surfaces over and inset 1 & 1/2 bowl sink unit with mixer tap. Built-in appliances include single oven and grill, five ring Neff induction hob with extractor canopy over, fridge freezer and dishwasher. Ceramic tiled flooring.

**UTILITY ROOM** With door to rear garden, fitted with base units having work surfaces over, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, wall mounted Baxi gas boiler serving central heating and hot water systems, ceramic tiled flooring and radiator. Built-in storage cupboard housing the Megaflo water cylinder and shelving.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Ceramic tiled flooring.

**FIRST FLOOR LANDING** With built-in airing cupboard, radiator, access to loft and window to front aspect overlooking park area.

**BEDROOM ONE** 11'9" x 11'1" (3.57 m x 3.38 m) Dual aspect room with double glazed windows to both sides. Two radiators, feature panel wall, built-in three door wardrobe with overhead storage and hanging space. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower with drencher shower head. Feature large mirror, heated towel rail, shaving point and opaque double glazed window to side aspect.

**BEDROOM TWO** 11'7" x 10'0" (3.53 m x 3.04 m) With double glazed window to front aspect, radiator and door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower. Mirror, shaving point, heated towel rail, ceramic tiled flooring and opaque double glazed window to side aspect.

**BEDROOM THREE** 13'7" x 9'6" (4.13 m x 2.89 m) With double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** 9'8" x 9'6" (2.95 m x 2.89 m) With double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising low level WC, wash hand basin, bath and shower cubicle. Opaque double glazed window to rear aspect, ceramic tiled flooring, tiled splashbacks, heated towel rail and shaving point.

**EXTERIOR** The property is overlooking the park area to the front. Front lawned garden with plant and shrub borders, further side garden area with gated access leading to the rear garden. Double garage to the rear with up and over door, power and lighting.



**Tenure** - The property is Freehold

**Council Tax** - Band F

**EPC** B (85/92)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

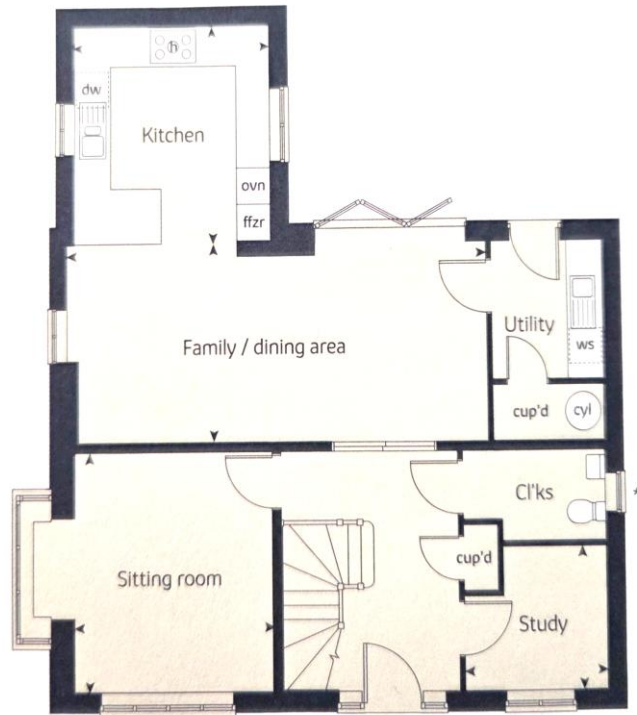
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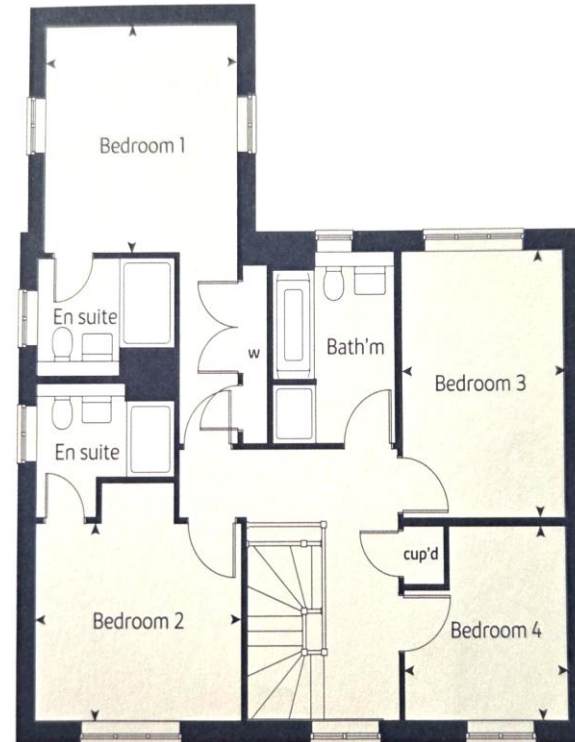
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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



Please note the floorplans are a mirror image of the property.