



High Street

Witcham, Ely, CB6 2LQ

Guide Price £450,000

Three-bedroom detached character home offering spacious family accommodation including two reception rooms, a kitchen/dining room with utility, two bathrooms and a beautifully landscaped rear garden with a substantial Garage/Workshop.



Property Features

- Detached character home in a peaceful village setting
- Three generous double bedrooms and two bathrooms
- Spacious and versatile ground floor layout
- Kitchen/dining room with adjoining utility room
- Two reception rooms ideal for family living and entertaining
- Large double garage/workshop with first-floor accommodation
- Beautiful sun-soaked rear garden with decking and pergola
- Within striking distance of Ely with excellent local amenities

FULL DESCRIPTION

Boasting three double bedrooms, two bathrooms, two spacious reception rooms and a superb kitchen/dining room with utility, the property is perfectly suited to modern family life. Outside, a beautifully landscaped rear garden, secure driveway and an impressive double garage/workshop with first-floor accommodation further enhance this unique home.

Situated on High Street in the heart of Witcham, the property enjoys a peaceful village setting whilst remaining within striking distance of the historic city of Ely, offering a wide range of shopping, leisure and rail links to Cambridge and London. The village provides a welcoming community atmosphere with

picturesque countryside walks and convenient access to surrounding villages and commuter routes, making it an excellent location for families and professionals alike.

The ground floor welcomes you via an entrance hall leading to two spacious reception rooms positioned to the front of the property, both enjoying pleasant front-facing windows, feature fireplaces and offering flexible living and entertaining space. A rear hall connects the accommodation and provides access to the WC, utility room with plumbing for both a washing machine and tumble dryer, and the generous kitchen/dining room. The kitchen is fitted with integrated fridge/freezer and dishwasher, while the freestanding oven and hob are also included within the sale.

The first floor features a long and spacious landing. To the right at the top of the stairs is the family bathroom, complete with a bath, shower over, WC and wash hand basin. Adjacent is the third double bedroom, whilst further along the landing is the spacious second bedroom. The principal bedroom enjoys excellent proportions and benefits from its own en-suite bathroom, creating a comfortable and private retreat.

Externally, the property boasts an attractively landscaped rear garden with a paved walkway, raised lawn, established shrub borders and a generous raised decked seating area complete with pergola, ideal for outdoor entertaining. Gated access leads to the front driveway, providing ample parking alongside a substantial double garage/workshop with power connected and useful first-floor accommodation, offering fantastic potential for a variety of uses.

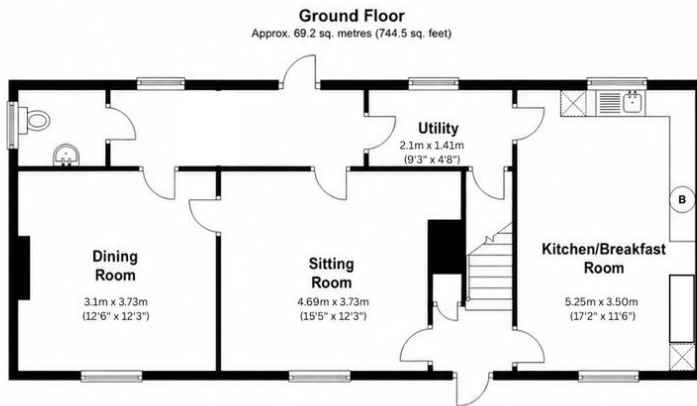
Tenure: Freehold

Council Tax Band: E - East Cambridgeshire

Services: Mains Water & Electric - Oil fired central heating

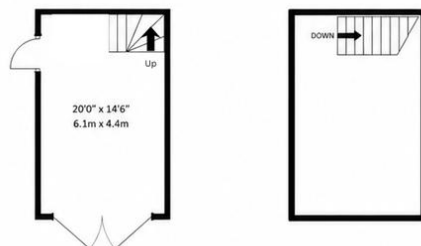






Total area: approx. 138.3 sq. metres (1489.0 sq. feet)

Garage / Out Building



Floorplan not to scale - please see measurements

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		