



24 Granary End, Witchford  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£450,000

## 24 Granary End

Witchford, Ely

This impressive four bedroom detached house is ideally situated overlooking a green, providing a tranquil outlook and a sense of space rarely found in modern developments. The property offers generous accommodation throughout, making it an ideal family home.

The welcoming entrance hall leads to a spacious lounge, perfect for relaxing or entertaining guests, while the adjoining garden room provides an additional versatile living area with direct access to the garden. The well-appointed kitchen and dining room benefit from an attractive view to the front, creating a bright and sociable space for family meals. Upstairs, there is the family bathroom and four bedrooms, including a principal bedroom with an en-suite shower room.

The front of the house overlooks the green which includes a play park, making it ideal for families with children. Gated pedestrian access leads to the rear garden, which has been thoughtfully landscaped and well maintained. To the side of the house, a driveway provides off-road parking and leads to a single garage with electricity connected, offering secure parking or additional storage.

The property is conveniently located for local schools, amenities and transport links, making it a practical choice for families. Viewing is highly recommended to fully appreciate the space and quality on offer.



# 24 Granary End

Witchford, Ely

Council Tax Band: D

Tenure: Freehold

EPC: C

- Spacious Detached House Overlooking A Green
- 4 Bedrooms (1 En-suite)
- Kitchen/Dining Room With Attractive View To The Front
- Spacious Lounge & Garden Room
- Well Maintained Garden
- Garage & Driveway
- Ideal Family Home Convenient For Schools
- Viewing Recommended



### Entrance Hall

With door to front and double glazed window to side, stairs to first floor, built in cupboard, radiator.

### Cloakroom

With low level WC, wash basin, double glazed window to rear, towel rail.

### Kitchen/Dining Room

With double glazed window to front overlooking the green and double glazed window and door to rear, fitted with a wide range of modern wall and base units, drawers and work surfaces, Rangemaster range oven, integrated fridge/freezer, dishwasher and washing machine, sink with filtered water tap and drainer, additional circular sink, two radiators.

### Lounge

With double glazed window to front overlooking the green, gas flame effect fire with stone hearth, two radiators.

### Garden Room

Of UPVC construction with insulated pitched roof and doors to garden, radiator.

### Landing

### Bedroom 1

With double glazed window to front overlooking the green, range of fitted wardrobes, radiator.

### En-suite

With vanity unit with wash basin, low level WC, shower, double glazed window to rear, heated towel rail.

### Bedroom 2

With double glazed windows to front overlooking the green, radiator, built in double wardrobe, cupboard with the gas boiler and a radiator.



### Bedroom 3

With double glazed window to rear, radiator.

### Bedroom 4

With double glazed window to rear, radiator.

### Bathroom

With double glazed window to rear, suite comprising low level WC, wash basin, bath with shower above, heated towel rail.

### Outside

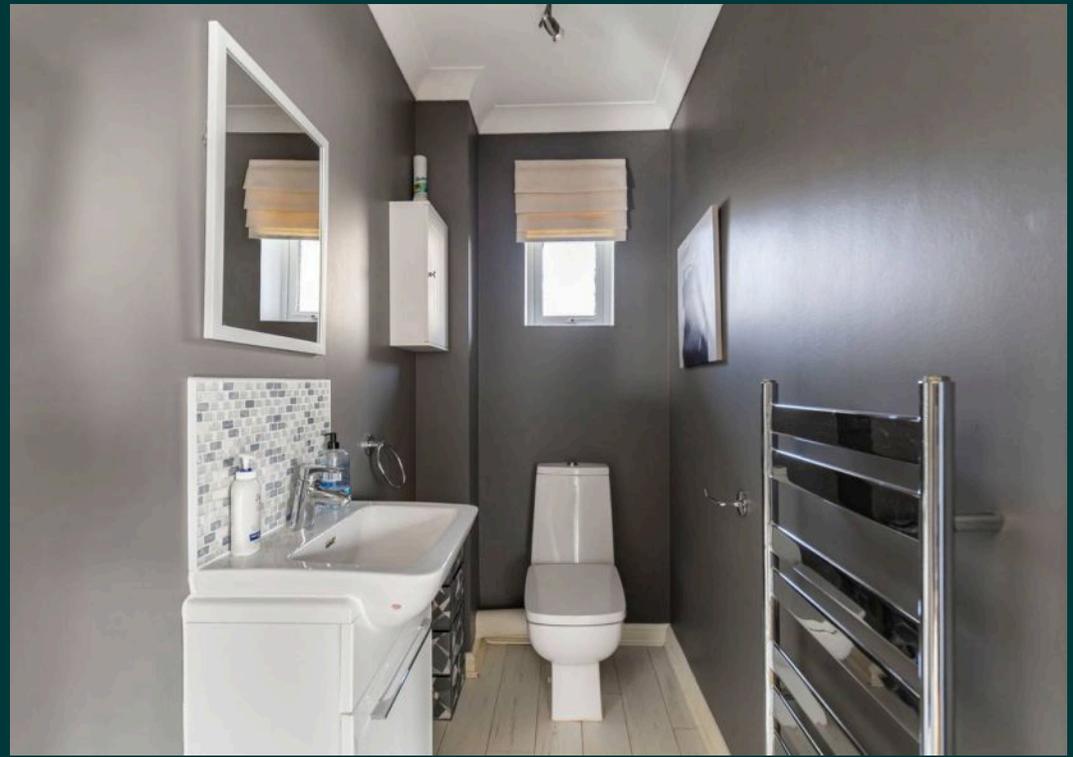
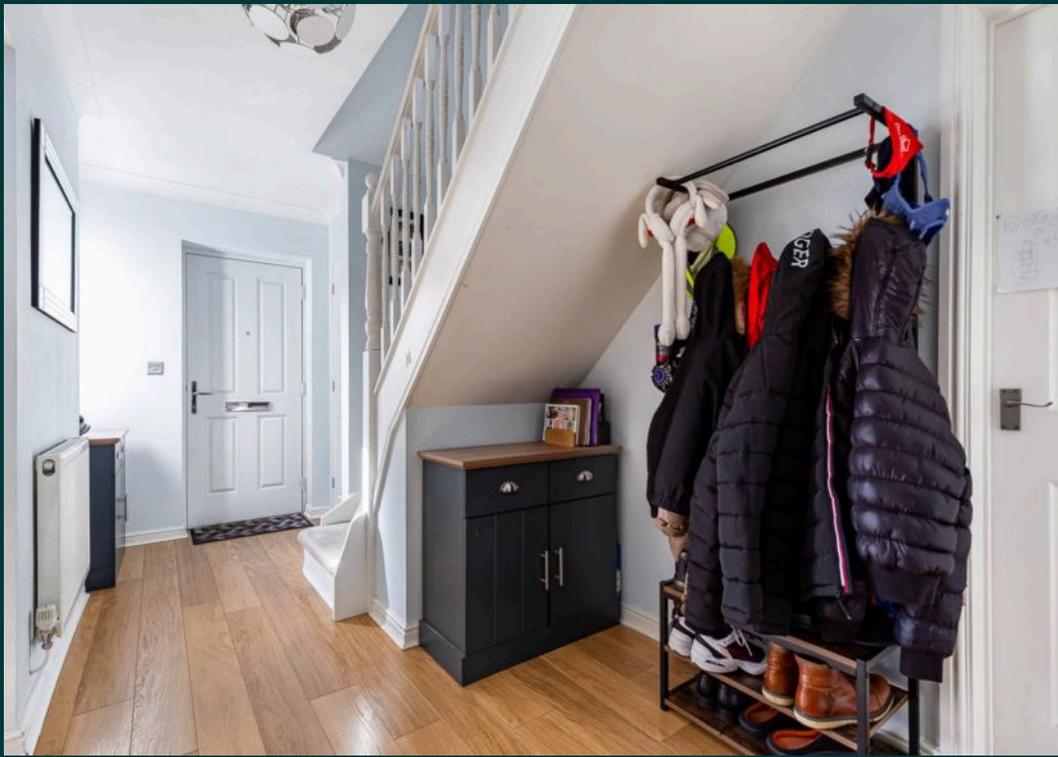
To the front there are gardens adjoining the house and beyond the private access road. The front overlooks the green with a play park. Gated pedestrian access leads to a well maintained rear garden which consists of a patio, lawn and borders with established shrubs and small trees.

Alongside the house is a driveway leading to a garage with electricity connected.

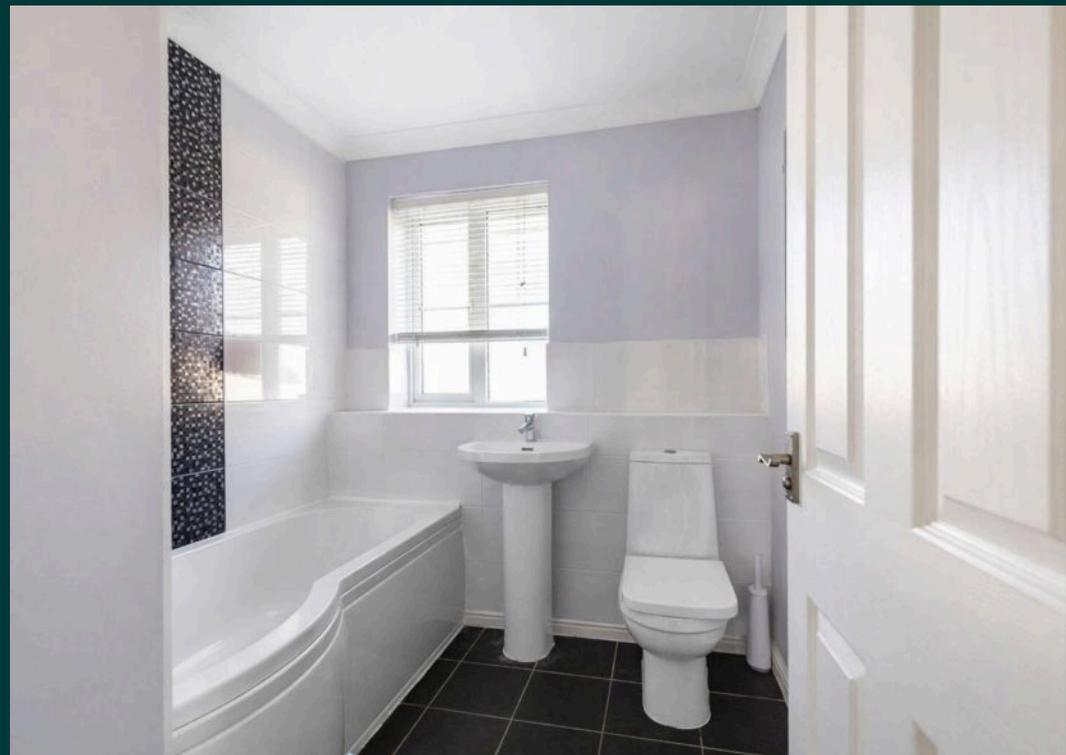
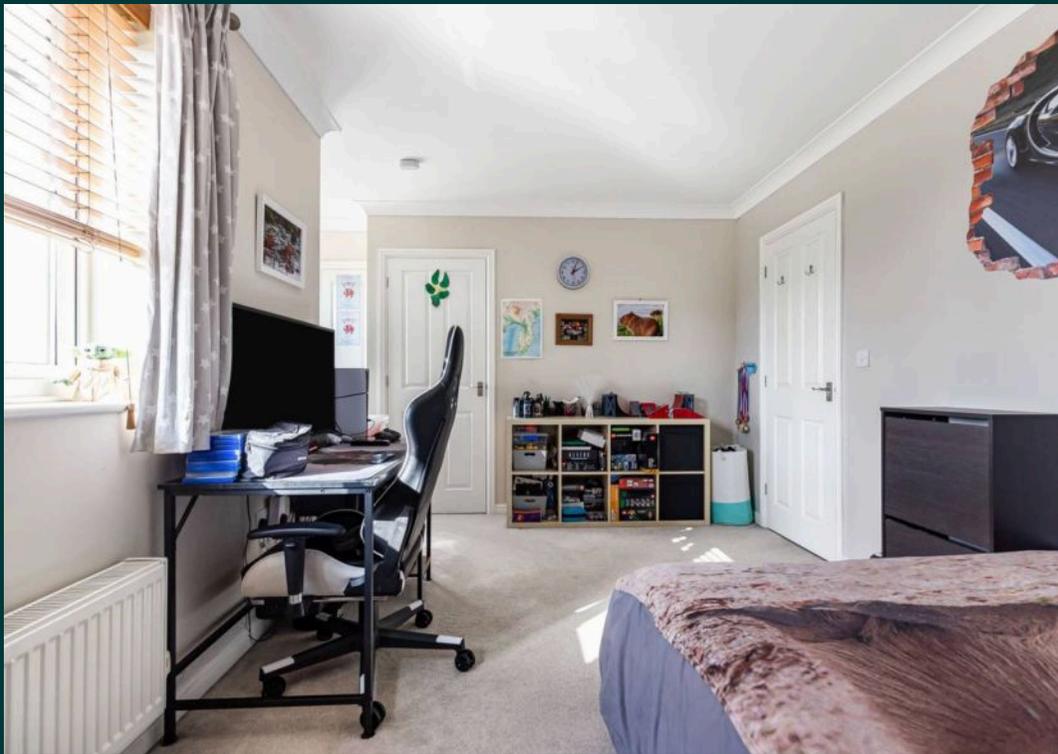














**Approximate Gross Internal Area 1405 sq ft - 130 sq m  
(Excluding Garage)**

Ground Floor Area 778 sq ft – 72 sq m

First Floor Area 627 sq ft – 58 sq m

Garage Area 181 sq ft – 17 sq m





## Richard Booth Estate Agents

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