



2 Cole Close, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£395,000

2 Cole Close

Witchford, Ely

This well-presented four bedroomed detached house is situated on a highly regarded and sought after development, offering an excellent opportunity for families seeking a comfortable and quiet home.

The property features a generous lounge, a separate dining room, and a conservatory that overlooks the rear garden, providing flexible living and entertaining space. The kitchen is well appointed, and there is the added benefit of a ground floor cloakroom. Upstairs, there are four bedrooms, including a principal bedroom with en-suite shower room, while the remaining bedrooms are served by a family bathroom.

The property stands behind an open plan lawned front garden with established planting, creating an attractive first impression. A gated pedestrian side access leads to a landscaped rear garden, which enjoys a desirable westerly facing aspect. To the side of the house, a driveway provides off-road parking and leads to a tandem length garage.

The house is offered with no upward chain, making for a straightforward purchase, and is conveniently located for both primary and secondary schools, making it an ideal choice for families.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Established Detached House
- 4 Bedrooms (1 En-suite)
- Lounge & Separate Dining Room
- Conservatory
- South/West Facing Garden
- Driveway & Tandem Length Garage
- No Upward Chain
- Highly Regarded Sought After Development
- Convenient For Primary & Secondary Schools

Entrance Hall

With door to front, stairs to first floor with understairs cupboard, two radiators.

Cloakroom

With low level WC, wash basin, double glazed window to front, patterned tiled floor.

Lounge

With double glazed window to front, decorative non functional fireplace, television point, two radiators, patio doors to...

Consevatory

Of brick and UPVC construction with doors onto garden.

Dining Room

With double glazed window to front, radiator.

Kitchen

With double glazed window to rear and door to side. Fitted with a range of matching wall and base units, worksurfaces and drawers, built in electric double oven, gas hob and extractor hood, plumbing for washing machine, radiator.

Landing

With feature arched window overlooking the garden, access to loft.

Bedroom 1

With double glazed window to rear, built in double wardrobe, radiator.





En-suite

With shower cubicle, low level WC, wash basin, patterned tiled floor, double glazed window to side, radiator.

Bedroom 2

With double glazed window to front, built in wardrobe, radiator.

Bedroom 3

With double glazed window to front, built in wardrobe, radiator.

Bedroom 4

With double glazed window to rear, built in wardrobe, radiator.

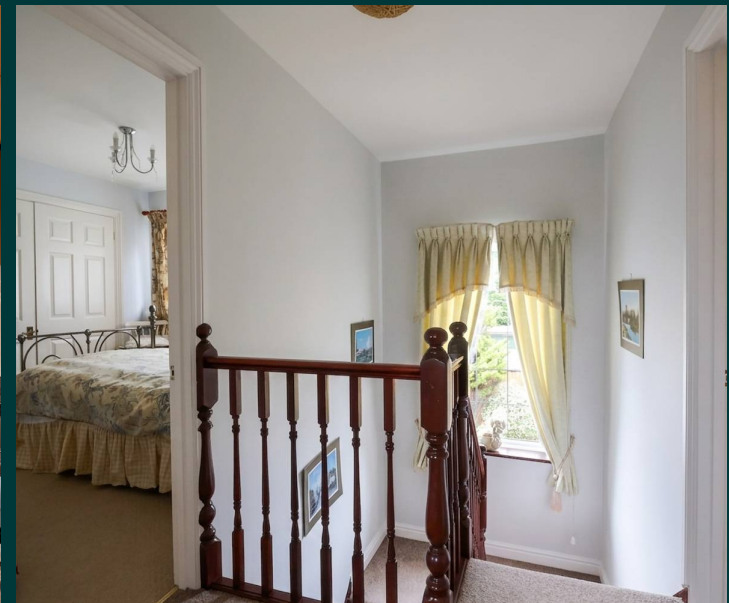
Bathroom

With suite comprising low level WC, wash basin, bath with shower attachment from the taps, double glazed window to front, radiator.

Outside

To the front of the house is an open plan lawned garden with established planting. Gated pedestrian access leads into the rear garden which has a paved patio leading onto a lawn with planted borders.

Next to the house is a driveway leading to a double length garage with electricity connected, a window overlooking the garden and a door into the garden.

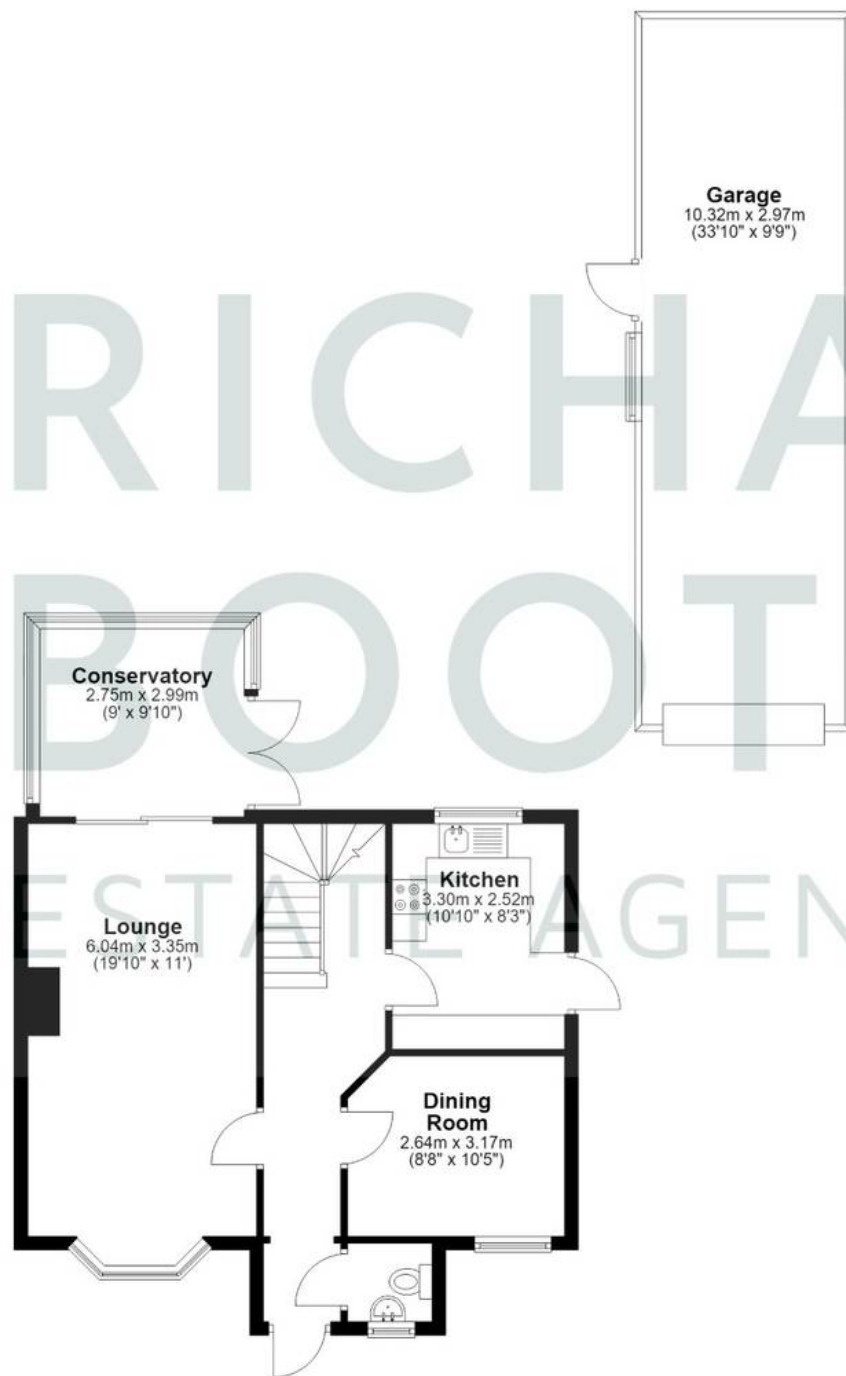






Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)
(excluding Garage)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)



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