



Orton Drive, Witchford, Ely, Cambridgeshire CB6 2JG

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A charming and well-presented two double bedroom detached bungalow with the addition of a conservatory/garden room to the rear and situated in a small cul-de-sac in this sought after village location.

- Entrance Hall
- Lounge/Dining Room
- Conservatory/Garden Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Wet Room
- Driveway Parking & Garage
- Front & Rear Gardens
- Village Location

Guide Price: £285,000



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 HALL With door to front aspect, access to loft, radiator, built-in storage cupboard with shelving and vinyl flooring.

LOUNGE/DINING ROOM 19'3" x 10'5" (5.87m x 3.17m) Dual aspect room with triple glazed box window to front aspect and patio doors to rear garden. Fire surround and hearth, two radiators, herringbone style vinyl flooring.

CONSERVATORY/GARDEN ROOM 10'5" x 9'5" (3.17m x 2.87m) with double glazed windows and doors, sky lantern, vinyl flooring, door leading to:-

KITCHEN/BREAKFAST ROOM 14'3" x 7'7" (4.34 m x 2.30 m) with double glazed window to rear aspect. Fitted with a range of matching wall and base units including drawers, work surfaces over and tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap, fitted electric oven, four ring hob and extractor hood above. Plumbing for washing machine and dishwasher, space for fridge freezer and built-in pantry cupboard. Ceramic tiled flooring and radiator.

BEDROOM ONE 10'7" x 10'6" (3.22 m x 3.21 m) With triple glazed window to rear aspect. Fitted wardrobes and radiator.

BEDROOM TWO 10'11" x 9'9" (3.33 m x 2.98 m) With triple glazed windows to front and side rear aspects. Radiator.

WET ROOM 6'7" x 5'10" (2.0m x 1.78m) Fitted with a low level WC, wash hand basin and electric shower unit. Tiled surrounds, opaque double glazed window to side aspect, extractor fan.

EXTERIOR To the front of the property you will find a lawned garden with pathway leading to the front door. An adjacent driveway, which in turn leads to the single garage with metal up and over door, providing off road parking. Gated access leads into the fully enclosed rear garden which is predominantly laid to lawn with paved patio and benefits from sliding patio doors into the single garage.

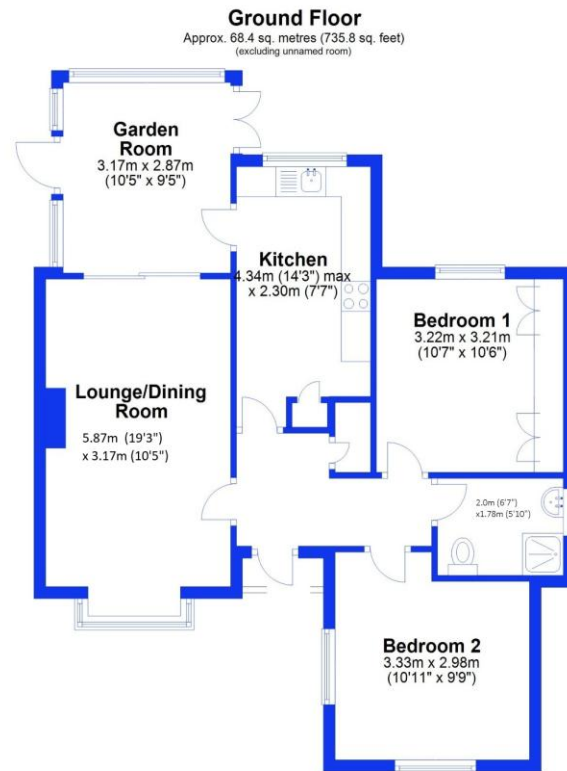
Tenure The property is Freehold

Council Tax Band C **EPC** C (70/86)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW- 7438





Total area: approx. 68.4 sq. metres (735.8 sq. feet)



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. (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.