



Ingham Green, Witchford, Ely, Cambridgeshire CB6 2GD

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A superb executive family home forming part of a popular residential development boasting accommodation in excess of 2000 ft.² offering four double bedrooms, two en-suites, three reception rooms, open plan kitchen/dining room, utility room, family bathroom, cloakroom, double garage and generous plot.

- Detached Property
- Open Plan Living/Dining Area
- Cloakroom & Utility
- Three Reception Rooms
- Four Double Bedroom, Two Ensuite
- Principle Bedroom With Walk-In Wardrobe
- Family Bathroom
- Enclosed Rear Garden
- Double Garage And Parking

Guide Price: £625,000



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 door to front aspect, under stairs storage cupboard, tiled flooring and radiator.

CLOAKROOM With low-level WC, pedestal wash hand basin, tiled flooring and radiator.

LIVING ROOM 17'7" x 12'8" (5.36 m x 3.86 m) With feature log burning stove. double glazed bay window to front aspect, two double glazed windows to side aspect, all of which with bespoke fitted shutters, two radiators, bespoke fitted media wall including cupboards and shelving.

PLAYROOM 12'7" x 11'7" (3.83 m x 3.54 m) With double glazed bay window to front aspect with bespoke fitted shutters, bespoke cupboards and shelving, radiator.

OPEN PLAN KITCHEN/DINING ROOM 25'3" x 11'9" (7.69 m x 3.58 m) Fitted with a range of matching units including wall mounted unit, base units and drawers. Inset 1 & 1/4 sink unit and drainer. Double oven, five ring gas hob and extractor hood above, central Island with extended breakfast bar, integral fridge freezer and dishwasher, double glazed window to rear aspect and bi-fold doors opening to rear garden.

UTILITY ROOM With single sink unit and drainer, plumbing for utilities, wall mounted gas fired boiler, radiator and door leading into garden.

OFFICE 11'8" x 8'4" (3.56 m x 2.54 m) With double glazed window to rear aspect. Radiator.

FIRST FLOOR LANDING With storage cupboard, radiator.

BEDROOM ONE 18'0" x 13'1" (5.48 m x 4.00 m) With two double glazed windows to front aspect, two radiators, built in wardrobe, opening through to dressing room area with fitted built-in wardrobes. (Dressing room was previously bedroom five).

WALK-IN WARDROBE 9'3" x 8'8" (2.83 m x 2.65 m)

EN-SUITE SHOWER ROOM Fully tiled suite comprising walk-in shower with drench size showerhead and shower attachment, low-level WC, pedestal wash hand basin, heated towel rail, double glazed window to side aspect.

BEDROOM TWO 13'3" x 11'7" (4.03 m x 3.52 m) With double glazed window to rear aspect. Radiator.

EN SUITE SHOWER ROOM Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail and double glazed window to rear aspect.

BEDROOM THREE 14'11" x 10'8" (4.54 m x 3.26 m) With double glazed window to front aspect, radiator and fitted built-in wardrobe.

BEDROOM FOUR 14'8" x 9'5" (4.46 m x 2.87 m) Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Suite comprising panelled bath with shower above, low-level WC, wash hand basin, radiator and double glazed window.

EXTERIOR The property benefits from a double width driveway and double garage providing ample off-road vehicle parking.

Generous rear garden consisting of low maintenance artificial turf, grass lawn, raised bed borders and extensive paved patios.

Tenure - The property is Freehold

Council Tax - Band F

EPC (86/92)

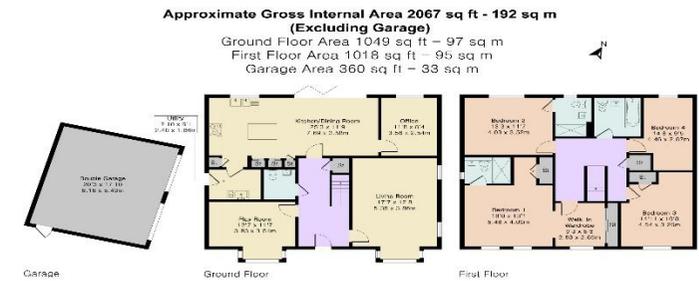
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate.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



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