

33 Clover End, Witchford

Ely

RICHARD BOOTH
ESTATE AGENTS

£425,000

33 Clover End

Witchford, Ely

A spacious detached home situated within a popular development offering easy access to the primary and secondary schools.

Accommodation comprises entrance hall, cloakroom, lounge, separate dining room, kitchen, utility, office/family room and 4 bedrooms (with 3 being doubles and 1 having an ensuite) and family bathroom.

Outside to the front there is a spacious driveway leading to a single garage with metal up and over door and a good sized west facing garden.

The property has the benefit of upvc double glazing and gas central heating and to fully appreciate the space on offer a viewing is recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- 4 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Family Room/Office
- Kitchen & Utility
- Spacious Driveway & Single Garage
- Good Sized West Facing Rear Garden
- Popular Development Well Located for the Primary & Secondary Schools



ENTRANCE HALL
With door to front aspect, stairs to first floor, radiator.

CLOAKROOM
With double glazed window to side aspect, low level WC, radiator.

LOUNGE
With double glazed bay window to front aspect, electric fire with timber surround, radiator.

FAMILY ROOM/STUDY (CONVERTED GARAGE)
With double glazed window to front aspect, radiator.

DINING ROOM
With double glazed French doors to rear garden, radiator.

KITCHEN
With double glazed window to rear, stainless steel sink unit and drainer, fitted with a range of wall and base level storage units, work surfaces and drawers, electric double oven, gas hob and extractor hood.

UTILITY
With door to outside, plumbing for washing machine, space for fridge/freezer, sink and drainer with storage unit beneath, double glazed window to rear.

FIRST FLOOR LANDING
With access to loft, cupboard housing hot water cylinder, radiator.

BATHROOM
With double glazed window to side aspect, suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment from the taps.

BEDROOM 1
With 2 double glazed windows to rear aspect, fitted wardrobes and high level cupboards, radiator.







ENSUITE
With double glazed window to side, shower cubicle, pedestal hand wash basin low level WC, radiator.

BEDROOM 2
With double glazed window to front aspect, radiator.

BEDROOM 3
With double glazed window to front aspect, radiator.

BEDROOM 4
With double glazed window to rear aspect, radiator.

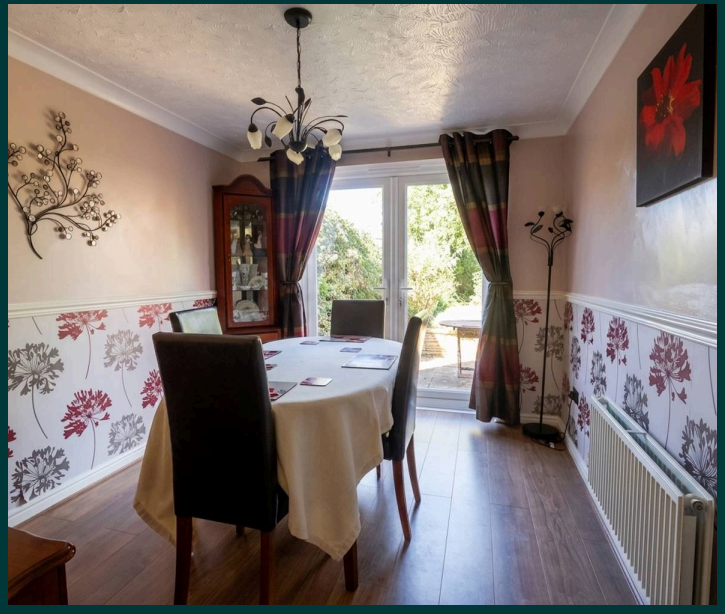
OUTSIDE

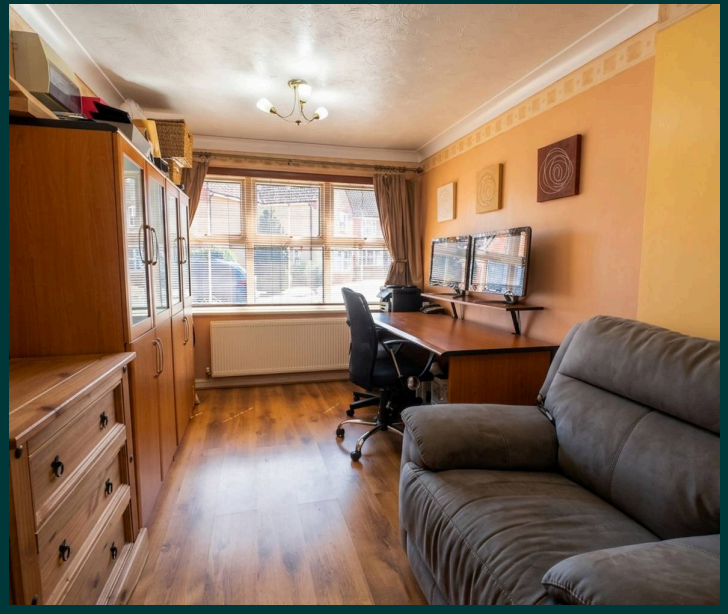
To the front of the property there is an open plan lawned garden.

Gated pedestrian access leads to the rear where there is a west facing garden with an extended patio leading onto a lawn with established bushes and trees including mature apple trees.

To the front of the property there is a block paved driveway providing off road parking and leading to a single garage with metal up and over door.











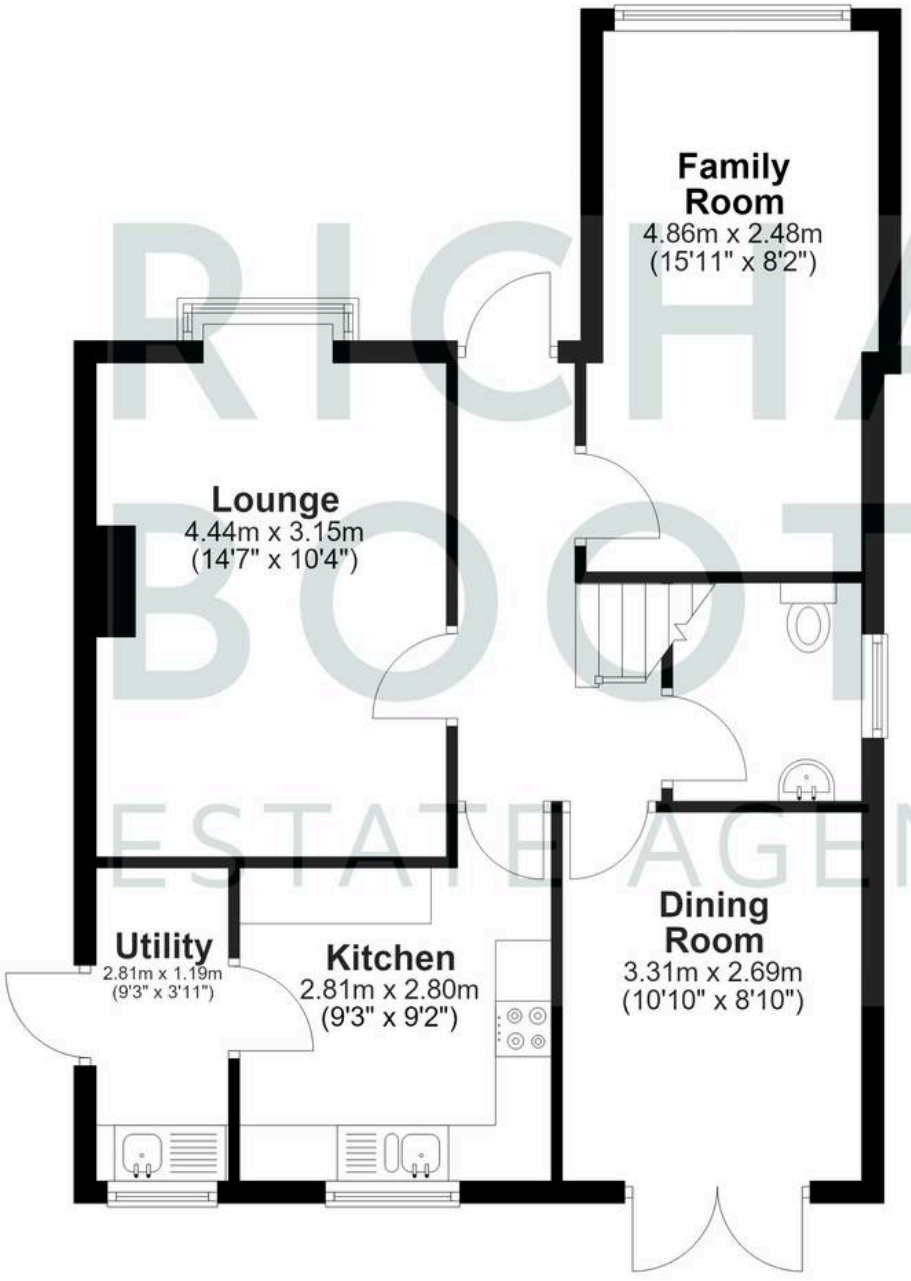






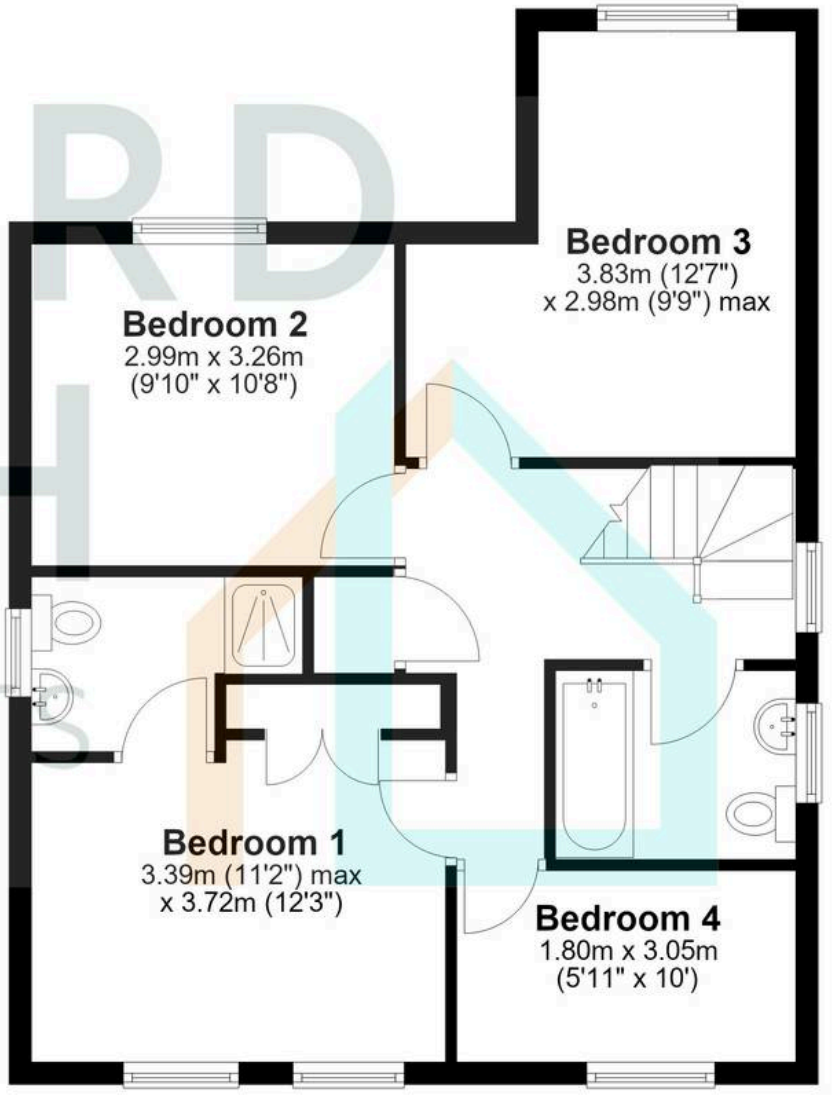
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



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Total area: approx. 112.6 sq. metres (1212.0 sq. feet)



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The Property Ombudsman