



High Street, Wilbuton, Ely CB6 3RB

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High Street, Wilburton, Ely, Cambridgeshire CB6 3RB

An attractive four-bedroom, two reception room, detached home which provides flexible accommodation and offers a wonderful blend of original features, charm and character throughout, and also benefits from spacious outbuildings.

- Detached Family Home
- Two/Three Reception Rooms
- Three/Four Bedrooms
- Enclosed Rear Garden
- Parking & Carport
- Outbuildings
- Original Features Throughout

Guide Price: £375,000



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, Indian restaurant/pub, garden centre social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE LOBBY With original wooden doors leading to:-

LIVING ROOM 13'11" x 13'0" (4.24 m x 3.96 m) With double glazed window to front aspect, herringbone flooring, open fireplace, fitted cupboards, radiator, and original wooden door leading to lobby.

DINING ROOM 13'0" x 12'11" (3.96 m x 3.94 m) With double glazed window to front aspect, original brick flooring, feature fireplace and original wooden door leading to lobby.

REAR LOBBY Double glazed door leading to garden, staircase rising to first floor, original wooden doors leading to:-

KITCHEN 10'2" x 9'7" (3.11 m x 2.93 m) With double glazed window to rear aspect, tiled flooring. Fitted with a range of wall and base units, inset Belfast sink, space for hob and oven, space for fridge/freezer, plumbing for washing machine.

STUDY/BEDROOM FOUR 10'4" x 8'11" (3.14 m x 2.72 m) With double glazed window to rear aspect, feature panelled walls, radiator.

DOWNSTAIRS CLOAKROOM With low level WC and wash hand basin.

FIRST FLOOR LANDING With original wooden doors leading to:-

BEDROOM ONE 13'0" x 12'11" (3.97 m x 3.93 m) With double glazed window to front aspect, radiator, wooden flooring.

BEDROOM TWO 13'3" x 12'11" (4.03 m x 3.94 m) With double glazed window to front aspect, radiator, wooden flooring.

BEDROOM THREE 10'4" x 10'3" (3.16 m x 3.12 m) With double glazed window to rear aspect, radiator, panelled walls, wooden flooring.

SEPARATE WC With double glazed window to rear aspect, wooden flooring, low level WC, and wash hand basin.

BATHROOM With double glazed window to rear aspect radiator, wooden flooring, freestanding bath, shower, hand wash basin, plumbing for washing machine.

EXTERIOR Private enclosed garden with patio area, decked area, a range of plants and trees, side access, access to outbuildings. A carport provides convenient covered parking, while a selection of outbuildings offers excellent additional storage or potential for hobby space or workshop use.

Outbuilding 1 - 15'9 x 13'11 (4.79m x 4.24m) with power and lighting, heat, plumbing/water.

Outbuilding 2 - 16'1 x 11'10 (4.89m x 3.61m) with power and light.

Tenure - The property is Freehold

Council Tax - Band D **EPC** E (41/69)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7501





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.

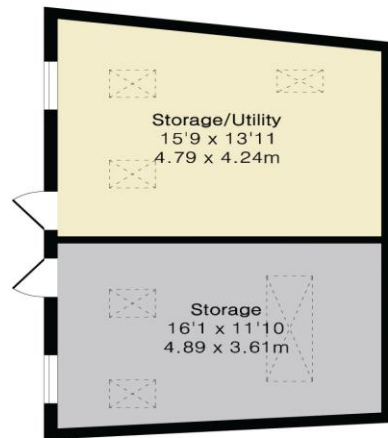


**Approximate Gross Internal Area 1300 sq ft - 120 sq m
(Excluding Outbuilding)**

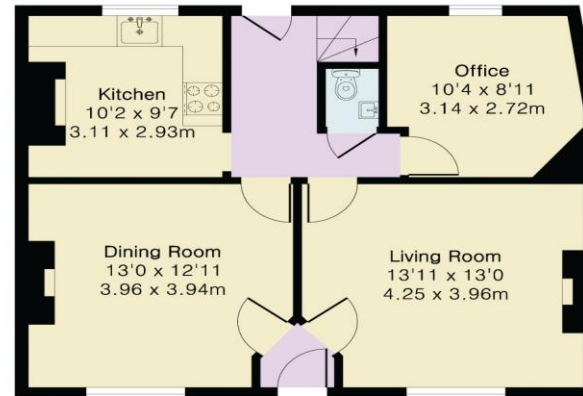
Ground Floor Area 650 sq ft – 60 sq m

First Floor Area 650 sq ft – 60 sq m

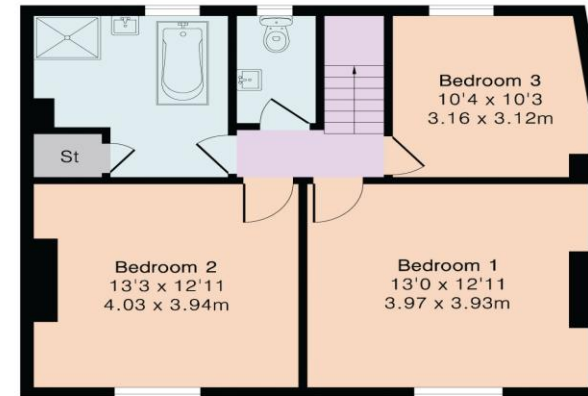
Outbuilding Area 395 sq ft – 37 sq m



Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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