



Mitchells Yard, Wilburton CB6 3US

Guide Price £775,000

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Mitchells Yard, Wilburton CB6 3US

A large and well presented four bedroom detached family home in a quiet cul de sac in the village of Wilburton.

Wilburton is a quiet village within five miles of Ely and provides great access to Cambridge via the A10 and the railway station in Ely. Amenities include a shop, pub and restaurant, garden centre and village primary school.

The accommodation is vast and comprises a living room, dining room, study, garden room, fitted kitchen/breakfast room, utility, cloakroom, four bedrooms, two with ensuite and a family bathroom.

Outside the property has a wraparound south facing rear garden with views over open countryside with a paved patio and pergola. The front is block paved and leads to a triple garage.

Viewing is strongly recommended.

Entrance Hall

Delightful entrance hall with LVT wood flooring. Glazed double doors leading to the family/dining room. Doors leading to the kitchen, lounge and ground floor shower room. Radiator. Under stair storage cupboard. Stairs leading to the first floor landing. Full height windows to the front aspect.

Kitchen

19'5" x 13'6"

Contemporary high gloss range of eye and base level cupboards and storage drawers with granite worktop over. Under cupboard lighting and soft close feature. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over, fitted water softener. Integrated Bosch dishwasher. Integrated fridge. Space and connection for Range style cooker with stainless steel extractor above. LVT wood flooring. Large window to the rear aspect. Radiator. Glazed door leading to the garden room. Doors leading to the utility room, study and entrance hall.

Family/Dining Room

15'3"x 14'7"

Well presented family/dining room with glazed double doors leading to the entrance hall. Window to the front aspect. Radiator.

Lounge

20'5" x 15'3"

Charming lounge with feature fireplace with attractive white stone surround, mantel and stone hearth, currently fitted with a gas fire. Large window to the front aspect. Radiators. Glazed double doors leading to the garden room. Door to the entrance hall.

Garden Room

18'0" x 11'11"

Delightful garden room with glazed vaulted roof. Dual windows to the rear aspect with views over the garden and surrounding countryside. French doors leading to the rear garden. Tiled flooring with underfloor heating. Glazed door leading to the kitchen. Glazed double doors leading to the lounge.

Study

9'4" x 6'11"

Offering a variety of uses with LVT wood flooring. Window to the front aspect. Radiator. Door leading to the kitchen.

Utility Room

Contemporary high gloss eye and base level cupboards with worktop over. Integrated Neff freezer. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. Oli fired boiler. Loft hatch. Radiator. Tiled flooring. Window to the side aspect. Half glazed door leading to the rear garden. Door to the kitchen.

Shower Room

Modern Ideal Standard white suite comprising low level W.C., pedestal handbasin with mixer tap and shower cubicle. Attractively tiled. Tiled flooring. Radiator. Door leading to the entrance hall.

Landing

Spacious, galleried landing with doors leading to all bedrooms and bathroom. Airing cupboard. Double, built-in storage cupboard. Attractive full height windows to the front aspect.

Master Bedroom

13'0" x 12'7"

Spacious double bedroom with window to the rear aspect. Built-in wardrobes and further storage cupboard. Radiator. Doors leading to the en suite and the landing

En Suite

Modern white suite comprising low level W.C., wall mounted handbasin with mixer tap under and built-in storage cabinet under and shower cubicle. Tiled to wet areas. Obscured window. Ladder radiator. Door leading to Master bedroom.

Bedroom 2

15'3" x 12'4"

Spacious double bedroom with window to the front aspect. Radiator. Doors leading to the en suite and landing.

En Suite

Modern Ideal Standard white suite comprising low level W.C., pedestal handbasin with mixer tap and shower cubicle. Attractively tiled. Tiled flooring. Obscured window. Ladder radiator. Door leading to Bedroom 2.

Bedroom 3

15'2" x 10'10"

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Doors leading to the landing and 'jack and jill' bathroom.

Bedroom 4

9'8" x 9'2"

Generous bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door leading to the landing.

Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap and shower attachment over and generous shower cubicle. Attractively tiled. Tiled flooring. Heated towel rail. Obscured window. Jack and Jill doors leading to bedroom 3 and the landing.

Outside - Front

Block paved driveway, providing extensive off road parking, leading to the triple garage. Some established shrub planting. Access gate to the rear garden.

Triple Garage

Triple garage with remote controlled up and over doors. With power and light. Dual windows. Pedestrian door leading to the rear garden.

Outside - Rear

Beautifully maintained garden with wrap around patio, French doors leading to the garden room. Expansive lawn with a huge variety of delightfully planted beds containing an attractive variety of shrubs and small tree planting. Post and rail fencing affording wonderful views over the surrounding countryside. Timber gazebo. Door leading to the utility room. Pedestrian door to the triple garage.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 243 SQM

Parking – Driveway & Triple Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

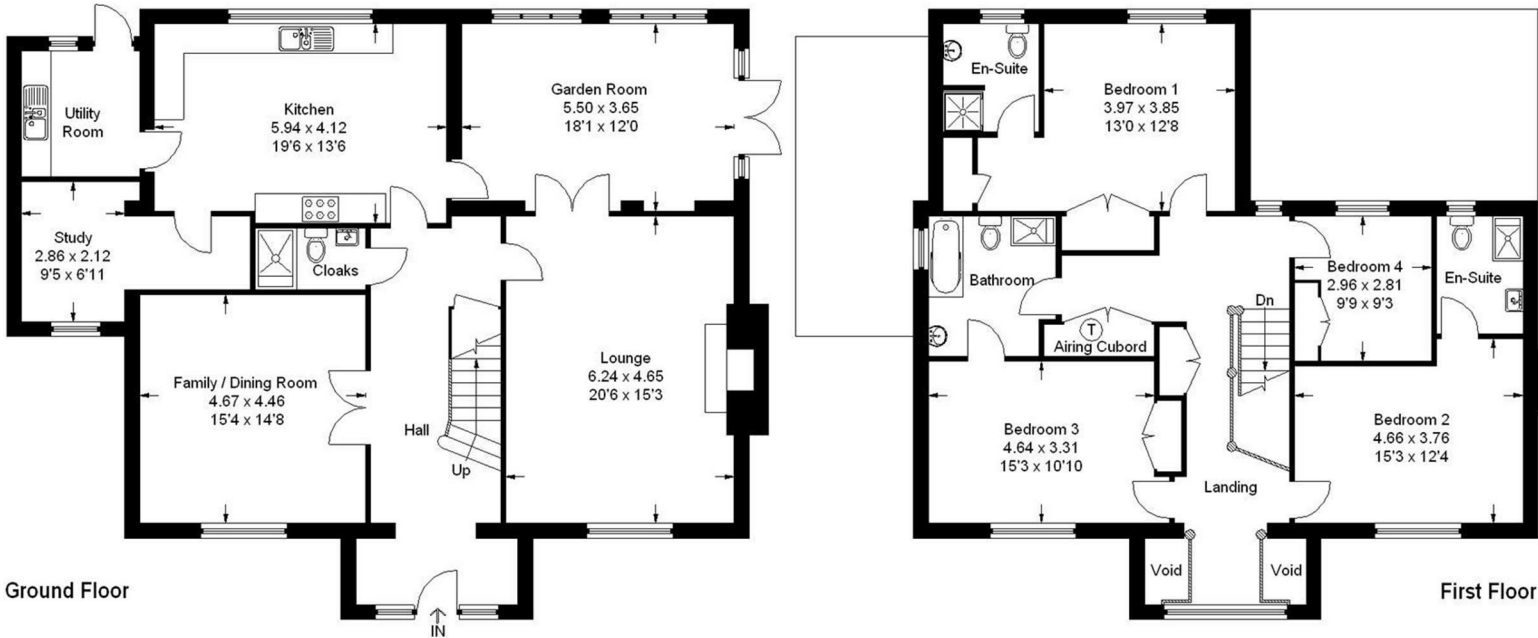
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Wilburton is a rural village situated six miles to the south of the Cathedral City of Ely in the county of Cambridgeshire. It is close to the world renowned historic City of Cambridge, famous for its Universities and punting on the River Cam. There is a strong sense of community, with many village events such as coffee mornings, cake sales, the village Beer Festival and Fireworks. There are active groups, organisations and small businesses as well as Wilburton Church of England Primary and the specialist provision Harbour School, Wilburton Baptist Chapel, St Peter's Church, a thriving Garden Centre, Social Club and recreation ground with Wilburton Cricket Club and Wilburton Football teams.

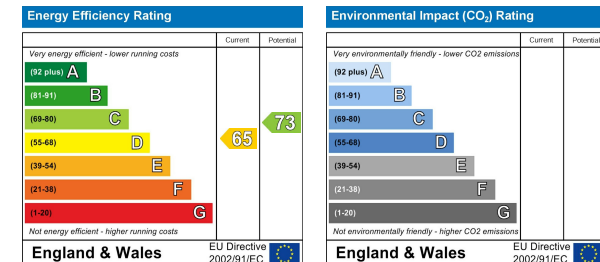
6 Mitchells Yard Wilburton, CB6 3US

Approximate Gross Internal Area (Excluding Void) ~ 243 sq m / 2616 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID18028)

- Substantial Detached House
- Well Presented Throughout
- Contemporary Kitchen
- 3 Reception Rooms
- Study
- Four Generous Bedrooms (2 with En Suite)
- Family Bathroom
- Beautiful Rear Gardens
- Expansive Driveway & Triple Garage
- Viewing Highly Recommended



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



