



Kings Meadow, Witcham, CB6 2SG

CHEFFINS

Kings Meadow

Witcham,
CB6 2SG

- No Upward Chain
- Detached Family Home
- 4 Bedrooms (2 Ensuites)
- Family Bathroom
- Kitchen / Dining / Breakfast Room
- Double Garage And Driveway Parking
- Underfloor Heating Throughout The Ground Floor
- Solar Panels And Air Source Heat Pump
- Freehold / Council Tax F / EPC B

Cheffins are delighted to present this beautifully presented, newly built family home, ideally situated within a private development in the highly sought-after village of Witcham and being offered for sale with no upward chain.

The spacious and well-designed accommodation comprises a welcoming entrance hallway, a comfortable living room, a separate dining room, and a stylish open-plan kitchen/dining room, complemented by a utility room and cloakroom. To the first floor, there are four generously sized bedrooms, two of which benefit from en-suite shower rooms, alongside a modern family bathroom.

Externally, the property offers a double garage and ample off-road parking. The fully enclosed rear garden provides a private and secure outdoor space, ideal for families and entertaining. The home further benefits from energy-efficient features, including solar panels and an air source heat pump.

Viewing is highly recommended to fully appreciate the quality, space, and setting this fantastic home has to offer.

4 3 2



Guide Price £575,000



LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

ENTRANCE HALL

With door to front, stairs leading to the first floor and understairs storage cupboard.

LIVING ROOM

With double glazed window to the front and french doors to the rear leading to the garden.

DINING ROOM

With double glazed windows to the front.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with quartz worksurfaces over, intergrated dishwasher, intergrated fridge / freezer, oven and grill, stainless steel sink with mixer tap over, breakfast island with 4 ring induction hob and overhead extractor fan, double glazed window to the rear and bifold doors to the side and wooden flooring. Door to..

UTILITY ROOM

Fitted with wall and base units with worktop space, double glazed window to the side, integrated washing machine and space for dryer.

CLOAKROOM

With low level WC, wash hand basin and wooden flooring.

FIRST FLOOR LANDING

With spotlights, radiator and storage cupboard.

BEDROOM 1

With double glazed window to the rear, radiator, dressing area with built in wardrobes. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, shower cubicle, wash hand basin with mixer tap and tiled splash back surrounding. Heated towel rail and tiled flooring.

BEDROOM 2

With double glazed window to the front, radiator. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle. Tiled flooring and opaque window to the front.

BEDROOM 3

With double glazed window to the front and radiator.

BEDROOM 4

Double glazed window to the rear and radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising of low level WC, side panelled bathtub, wash hand basin and shower cubicle. Heated towel rail, tiled flooring and opaque double glazed window to the side.

OUTSIDE

The rear garden is fully enclosed with fence panels, paved patio section, flower beds, a low maintenance artificial grass putting green, air source heat pump, garden storage and gated access to the front.

The property is situated on a private development with a gravelled driveway with ample parking leading to a double garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £575,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1662 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 831 sq ft - 77 sq m

First Floor Area 831 sq ft - 77 sq m

Garage Area 406 sq ft - 38 sq m



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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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