



Sutton Road, Witchford, Ely, Cambridgeshire CB6 2HX

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A substantial detached family home situated within a non-estate location offering four bedrooms, three reception rooms, south facing garden backing onto farmland, driveway and garage.

- Three Reception Rooms & Conservatory
- Recently Fitted Kitchen & Utility Room
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Ample Driveway Parking & Garage
- Well Maintained South Facing Rear Garden
- Countryside Views to Rear
- Popular Village Location
- Viewing is Highly Recommended

Guide Price: £495,000



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, staircase rising to first floor.

DOWNSTAIRS CLOAKROOM with low-level WC and wash hand basin.

STUDY/FAMILY ROOM 12'2" x 8'6" (3.71 m x 2.60 m) with double glazed window to front aspect and radiator.

DINING ROOM 11'9" x 10'10" (3.58 m x 3.29 m) with double glazed bay window to front aspect and radiator.

LIVING ROOM 14'7" x 14'5" (4.44 m x 4.39 m) with feature fire place and surround, radiator, double glazed patio doors to conservatory.

CONSERVATORY/GARDEN ROOM 11'8" x 8'9" (3.56 m x 2.67 m) Of UPVC double glazed construction, tiled flooring with under floor heating and French doors opening to rear garden.

KITCHEN 12'7" x 10'1" (3.83 m x 3.08 m) Fitted with a range of matching Shaker units including wall mounted units, base units and drawers, white tiled splashbacks, single sink unit and drainer, pull-out pantry cupboard, fitted electric oven and hob with extractor over, integrated fridge freezer and dishwasher, tiled flooring and double glazed window to rear aspect.

UTILITY ROOM 7'10" x 5'11" (2.40 m x 1.80 m) with single sink unit and drainer, fitted with wall mounted units and base units, plumbing for utilities, radiator and door leading to driveway.

FIRST FLOOR LANDING with radiator and built-in cupboard.

PRINCIPAL BEDROOM 14'7" x 12'2" (4.44 m x 3.72 m) Double glazed window to rear aspect with attractive garden and countryside views. Radiator and two double built-in wardrobes.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising walk in shower cubicle, low-level WC and circular wash hand basin. Double glazed window to side aspect.

BEDROOM TWO 12'7" x 10'0" (3.83 m x 3.06 m) with double glazed window to front aspect overlooking the rear garden and countryside views. Radiator.

BEDROOM THREE 11'9" x 7'11" (3.58 m x 2.41 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'4" x 8'6" (3.15 m x 2.60 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a four piece suite comprising spa bath, separate shower cubicle, low-level WC and wash hand basin double. Double glazed window to side aspect.

EXTERIOR The property benefits from a gravelled driveway, which in turn leads to the single GARAGE, and provides ample off-road vehicle parking. Gated access leads the well-maintained south facing rear garden backing onto farmland. The rear garden consists of lawn, ornamental pond, paved patio, timber summerhouse and allotment area to the rear. Viewing is highly recommended.

Tenure - The property is Freehold

Council Tax - Band D **EPC** C (69/83)

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref CWH-7256





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.



TOTAL: 1664 sq. ft.
FLOOR 1: 884 sq. ft., FLOOR 2: 780 sq. ft.
EXCLUDED AREAS: GARAGE: 209 sq. ft.

