



High Street, Wilburton, Ely, Cambridgeshire CB6 3RB

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A delightful, and extended, link detached five bedroom family home with ample parking, garage and extensive gardens in this sought after village location.

- Link Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Five Bedrooms
- Two Bathrooms
- Ample Driveway Parking
- Integral Garage
- Extensive Rear Garden with Bandstand
- Village Location

Guide Price: £535,000



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, 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.

WILBURTON is well-connected with easy access to the A10, providing quick routes to Ely (10 minutes) and Cambridge (25 minutes). Ely railway station, just 6 miles away, offers direct rail services to Cambridge, London King's Cross, and Norwich. Additionally, regular bus services ensure convenient links to Ely and Cambridge for commuters and visitors alike.

No. 11

A part glazed door provides access to an entrance hall, which benefits from having tiled flooring and ample built-in storage cupboards. Also off the entrance hall is a door to an integral garage, airing cupboard with space and plumbing for a washing machine and downstairs bathroom with heated chrome towel rail, low level WC, hand washbasin and shower cubicle. To the end of the hall is a large family/garden room, enjoying views of the large rear garden via French doors. The kitchen is practical and boasts a breakfast bar, a good range of cupboard and drawer units, space and plumbing for a dishwasher, built-in oven with induction hob and extractor hood over, aspect to front and a door to the dining area. The L shape living/dining room enjoys a wealth of natural light via large windows and glazed doors leading to the large patio area. Off the living/dining room is a useful office/study space.

On the first floor you have five bedrooms, two of which are double in size with the main bedroom benefiting from having ample built-in storage/wardrobe space. The family bathroom is fully tiled and has a panelled bath with shower over, low level WC and hand washbasin.

Outside, the property is set behind a large driveway, with parking for up to five cars. To the side of the house is a useful storage room. The rear garden is particularly large and has a large patio area, ideal for alfresco dining. The garden also enjoys a large bandstand with thatched roof and a dedicated woodland area.

ENTRANCE PORCH & ENTRANCE HALL

INNER HALL

KITCHEN/BREAKFAST ROOM 12'5" x 12'0" (3.79 m x 3.65 m)

LIVING ROOM 20'2" x 15'3" (6.14 m x 4.64 m)

DINING AREA 10'0" x 9'6" (3.04 m x 2.90 m)

OFFICE/STUDY 15'3" x 6'0" (4.64 m x 1.84 m)

GROUND FLOOR SHOWER ROOM

GAMES ROOM 17'11" x 13'5" (5.47 m x 4.08 m)

FIRST FLOOR LANDING 10'0" x 7'1" (3.06 m x 2.17 m)

BEDROOM ONE 12'2" x 11'5" (3.72 m x 3.49 m)

BEDROOM TWO 13'4" x 9'11" (4.07 m x 3.03 m)

BEDROOM THREE 10'3" x 7'9" (3.13 m x 2.35 m)

BEDROOM FOUR 9'7" x 8'0" (2.93 m x 2.43 m)

BEDROOM FIVE 9'4" x 8'0" (2.84 m x 2.43 m)

FAMILY BATHROOM

GARAGE 18'7" x 8'6" (5.66 m x 2.58 m)



Tenure - The property is Freehold

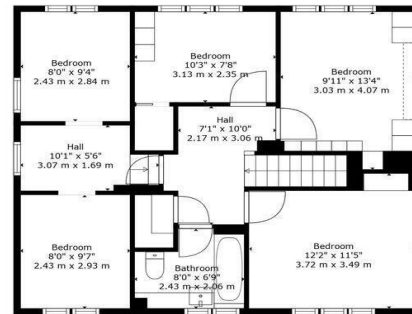
Council Tax - Band E **EPC** D (58/75)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7184



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.



Floor 2

TOTAL: 1840 sq. ft, 171 m²

FLOOR 1: 1113 sq. ft, 103 m², FLOOR 2: 727 sq. ft, 68 m²

EXCLUDED AREAS: STORAGE: 64 sq. ft, 6 m², GARAGE: 157 sq. ft, 15 m², COVERED PATIO: 22 sq. ft, 2 m², PATIO: 50 sq. ft, 5 m², PORCH: 28 sq. ft, 3 m²

