



Clydesdale Road, Witchford, Ely, Cambridgeshire CB6 2HD

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An immaculate detached family home situated on the popular Bellway development within walking distance of primary and secondary schools.

- Entrance Hallway & Cloakroom
- Living Room
- Open Plan Kitchen/Dining/Family Room
- Utility Room,
- Four Bedrooms (En-suite to Bedroom One)
- Family Bathroom,
- Driveway Parking & Garage
- Enclosed Rear Garden
- Village Location

Guide Price: £450,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

ENTRANCE HALL with door to front aspect, staircase rising to first floor with under stairs storage cupboard.

CLOAKROOM with low WC, wash hand basin, double glaze window to front aspect.

LIVING ROOM 16'2" x 11'7" (4.94 m x 3.54 m) with double glazed bay window to front aspect. Radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Kitchen 10'11" x 10'6" (3.33m x 3.20m)

Dining/Family Room 14'8" x 9'6" (4.48m x 2.88m)
Open plan with upgraded kitchen including 1 1/4 sink unit, quartz work surfaces, two electric ovens, hob and extractor hood above, integral fridge freezer and dishwasher, fitted with a range of high gloss units including wall mounted units, base units and drawers. Double glazed window to rear aspect. Dining area with French doors opening to rear garden.

UTILITY ROOM 6'0" x 5'7" (1.84 m x 1.71 m) with single sink unit, base units, quartz work surfaces, cupboard housing gas boiler, door leading to side passageway.

FIRST FLOOR LANDING with storage cupboard.

BEDROOM ONE 15'1" x 9'9" (4.59 m x 2.96 m) with double glazed bay window to front aspect, fitted built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM with double size walk-in shower cubicle with drencher size showerhead and shower attachment, low-level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

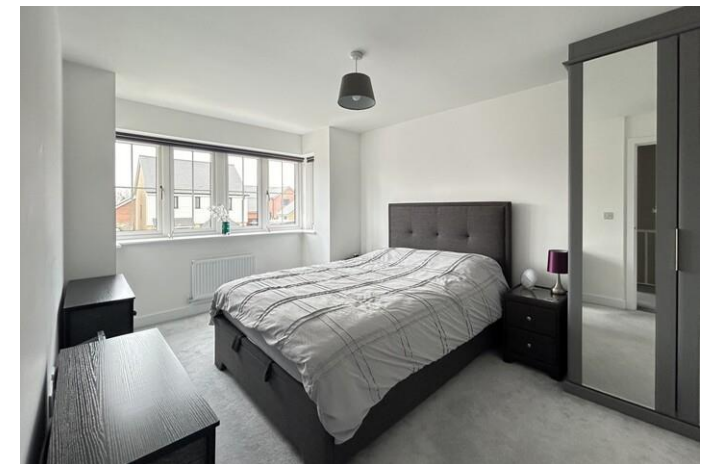
BEDROOM TWO 11'4" x 9'11" (3.46 m x 3.03 m) with double glazed window to rear aspect, radiator and built-in wardrobe.

BEDROOM THREE 10'0" x 9'5" (3.04 m x 2.87 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'5" x 7'10" (3.17 m x 2.38 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Comprising bath with shower above, low level WC, wash hand basin, double window to side aspect.

EXTERIOR To the front of the property is a block paved driveway, which in turn leads to the single garage, and provides ample off-road vehicle parking. Front garden consists of lawn and pathway to front door, gated access lead to the generous fully enclosed garden with extended paved patio.





Tenure The property is Freehold

Council Tax Band D **EPC** B (84/94)

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Ref CWH-7169

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.