



Main Street, Witchford, Ely, Cambridgeshire CB6 2HP

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A beautifully appointed and extended four bedroom semi-detached property, the origins of which date back to the late 19th century, with a delightful rear garden which lies in this sought after village location.

- Spacious Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Driveway Parking

Guide Price: £495,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

SPACIOUS ENTRANCE HALL with entrance door to front, Victorian style radiator, staircase rising to first floor with useful storage recess under, feature brick hearth with ornamental stove, ceramic tiled flooring, door to:-

SITTING ROOM 13'5" x 12'2" (4.10 m x 3.70 m) with two double glazed windows to front, feature brick hearth with wood mantle, exposed wood flooring.

DINING ROOM 16'5" x 10'10" (5.00 m x 3.30 m) with double glazed patio doors opening to rear. Feature exposed herringbone brick flooring, Victorian style radiator, archway leading back to hallway.

KITCHEN 12'2" x 11'2" (3.70 m x 3.40 m) with double glazed personal door to cupboard. Fitted with an attractive colonial range of wall and base units with solid wood work surfaces over, inset butler sink unit with mixer tap, breakfast island with further storage and granite work surface, built-in full length units with space for American style fridge freezer (stm), ceramic tiled flooring, space for range style cooker (stm), plumbing for washing machine, plumbing for slimline dishwasher.

DOWNSTAIRS CLOAKROOM Fitted with a low level WC and wash hand basin with cabinets below. Ceramic tiled flooring.

FIRST FLOOR LANDING Split landing with steps down to front, radiator, built-in storage cupboard with hanging space and shelving.

PRINCIPAL BEDROOM 10'10" x 10'10" (3.30 m x 3.30 m) with double glazed window overlooking the rear garden, radiator, built-in two double wardrobes with drawers under.

EN-SUITE with double glazed window to front. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and corner shower cubicle. Heated towel rail and ceramic tiled flooring.

BEDROOM TWO 13'5" x 11'10" (4.10 m x 3.60 m) with double glazed window to front. Radiator, exposed wood flooring, built-in shelving either side of chimney breast.

BEDROOM THREE 11'2" x 8'2" (3.40 m x 2.50 m) with double glazed window to rear. Radiator.

BEDROOM FOUR 10'6" x 4'11" (3.20 m x 1.50 m) with double glazed window to front. Currently used as a Study with built-in desk and shelving, built-in double wardrobe with overhead storage and hanging space.

FAMILY BATHROOM with double glazed window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and corner bath. Heated towel rail, ceramic tiled flooring.

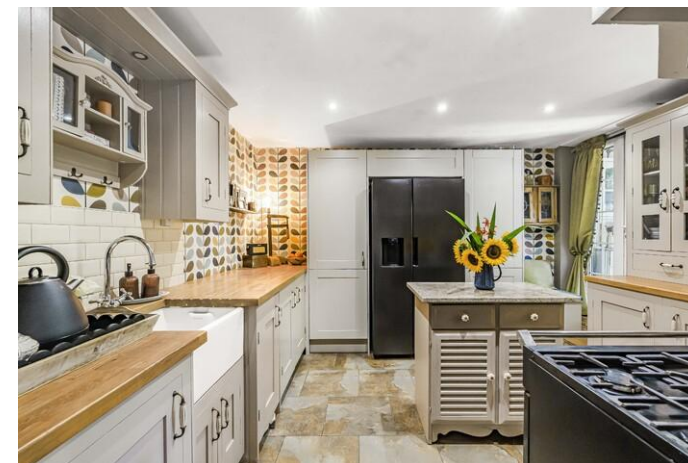
EXTERIOR Immediately to the rear of the property are two terraces one of which is a two staged paved terrace from the Dining room whilst to the other side is a brick paved terrace accessed via double doors from the Kitchen with a pergola. Beyond this there are shaped borders and beds packed with a wide range of perennials, shrubs and climbers. A central archway leads to the second part of the garden where there are a variety of mature trees, a small terrace, a raised bed and a variety of shrubs.

Tenure - The property is Freehold

Council Tax - Band C **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-6272





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.

