



**Clover End, Witchford, Ely, Cambridgeshire CB6 2XD**

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## Clover End, Witchford, Ely, Cambridgeshire CB6 2XD

An extended detached family home situated within walking distance of village amenities and local schools. Four bedrooms, superb open plan kitchen/family room, lounge/dining room, garden home office/studio, driveway and garage.

- Detached Family Home
- Four Bedrooms
- Superb Open Plan Kitchen/Family Room
- Lounge/Dining Room
- Garden Home Office/Studio
- Rear Enclosed Garden
- Driveway & Garage
- Village Location

**Guide Price: £475,000**





**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 and staircase rising to first floor.

**LOUNGE/DINING ROOM** with double glazed bay window to front aspect and bi-fold doors to rear garden.

**KITCHEN/FAMILY ROOM** Fitted with a range of matching units including wall mounted units, base units and drawers, inset single stainless steel sink unit and drainer, hob and extractor hood above, integral dishwasher, central island with power sockets, fitted main oven plus additional microwave/oven combi, built-in cupboard housing washing machine, French doors opening to rear garden and double glazed windows to front and rear aspects.

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

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** with double glazed windows to front and rear aspects and access to loft.

**EN-SUITE SHOWER ROOM** with walk-in shower, low level WC, wash hand basin and double glazed window to rear aspect .

**BEDROOM TWO** Dual aspect room with double glazed windows to rear and side aspect, fitted built-in wardrobe.

**BEDROOM THREE** with double glazed window to front aspect, fitted built-in wardrobe, access to loft.

**BEDROOM FOUR** with double glazed window to front aspect.

**BATHROOM** Suite comprising bath with shower above, low-level WC and wash hand basin.

**EXTERIOR** with block paved driveway leading to a GARAGE. Off road parking for 3 cars plus an EV charger.

Corner plot which offers a lawned garden and extensive paved porcelain patio with a permanent metal pergola with louvred roof, built-in lighting and integrated pull down screens.

**GARDEN OFFICE/STUDIO** Modern air-conditioned, insulated garden office with wired internet connection.

**Tenure** - The property is Freehold

**Council Tax** - Band D

**EPC** C (75/83)

**Viewing** - By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

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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.



