



**Manor Court Road, Witchford, Ely, CB6 2JW**

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## Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW

A well-appointed spacious three bedroom, two bathroom, detached bungalow which lies in a desirable secluded position within this sought after village location.

- Entrance Hall
- 7.6m Living Room
- 5.75m x 4.6m Kitchen/Dining Room
- Utility Room & Study
- Three Double Bedrooms (En-Suite Shower Room to Principal Bedroom)
- Four Piece Bathroom Suite
- Enclosed Rear Garden
- Good Size Frontage with Vehicle Hardstanding
- Garage
- No Upward Chain

**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** Entrance door with double glazed insets and windows either side, part ceramic tiled floor, radiator, hatch to roof space.

**SITTING ROOM** 25'0" x 13'0" (7.62 m x 3.96 m) with double glazed and sliding patio doors to rear garden. Two radiators.

**KITCHEN/DINING ROOM** 18'10" x 14'9" (5.75 m x 4.50 m) with double glazed window and door to study and utility room. Comprehensively fitted with a matching range of wall and base units with drawers having roll edge work surfaces over, inset 1 & 1/3 bowl single drainer sink unit and tiled splashbacks. Integrated fridge, integrated dishwasher, electric oven/grill, microwave oven and halogen hob with extractor hood over. Downlighters to ceiling and radiator.

**UTILITY ROOM** 6'1" x 9'5" (1.86 m x 2.86 m) (extending to 2.95m). 'L' shaped room with double glazed window and door to exterior. Base unit matching kitchen with roll edge work surface, tiled splashbacks and inset stainless steel single drainer sink unit. Appliance space, wall mounted gas fired boiler (recently fitted) serving the central heating and hot water systems. Radiator, cupboard housing hot water cylinder with two shelves above, personal door to garage.

**STUDY** 9'8" x 9'0" (2.95 m x 2.74 m) with double glazed window to front. Radiator.

**BEDROOM ONE** 13'0" x 13'0" (3.97 m x 3.96 m) with double glazed window to rear overlooking the garden. Radiator, door to:-

**EN-SUITE SHOWER ROOM** with double glazed window to rear. Suite comprising WC, vanity unit with inset wash hand basin and tiled shower cubicle. Radiator and extractor fan.

**BEDROOM TWO** 11'3" x 9'5" (3.44 m x 2.88 m) with double glazed window to front. Radiator.

**BEDROOM THREE** 11'4" x 9'9" (3.45 m x 2.96 m) with double glazed window to front. Radiator.

**BATHROOM** with double glazed window. Four piece suite comprising WC, enclosed shower cubicle, vanity unit with inset wash hand basin and panel enclosed bath with mixer taps and twin grips. tiled surrounds, radiator and extractor fan.

**EXTERIOR** As previously stated, the property is tucked at the end of a small driveway just off Manor Court Road which consists of just two detached bungalows. The front of the property is block paved in a herringbone style pattern and bordered by a variety of shrubs and perennials.

The rear garden is a lovely feature of the property and consists of a paved patio adjacent to which are two areas of lawn with borders packed with a variety of shrubs, perennials and small trees. There is also a further paved terrace with a wisteria clad pergola.

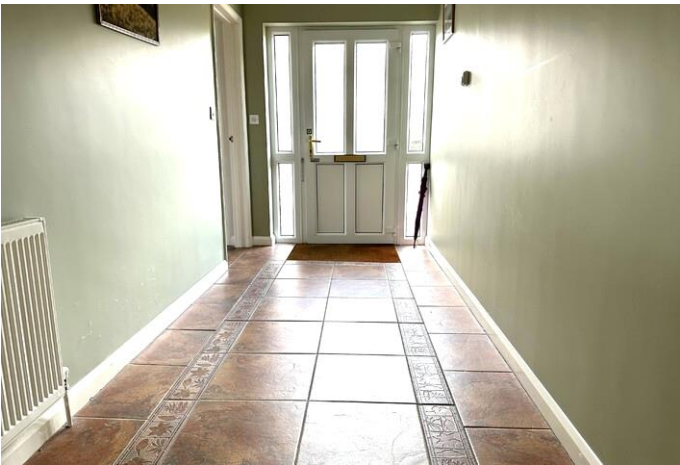
**DOUBLE GARAGE** 19'8" x 19'0" (5.99 m x 5.78 m) with electric up and over door, power and light.

**Tenure** The property is Freehold

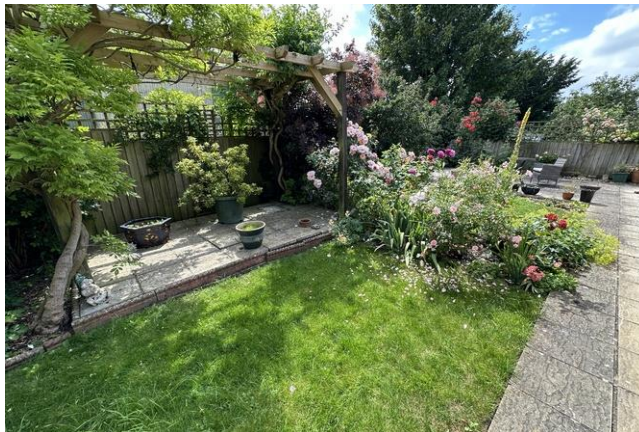
**Council Tax** Band **EPC** C (72/82)

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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.