



**Maude Close, Witchford, Ely, CB6 2GF**

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## Maude Close, Witchford, Ely, Cambridgeshire CB6 2GF

A modern well-appointed detached three bedroom property with en-suite shower room and spacious kitchen/breakfast room which lies within this sought after village development.

- Detached Family Home
- Entrance Hall & Cloakroom
- Sitting Room & Study
- Spacious Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

**Guide Price: £360,000**





**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** Entrance door with double glazed insets, radiator, staircase rising to first floor with useful cupboard under. Door to:-

**CLOAKROOM** with double glazed window to front. Suite In white comprising pedestal wash hand basin and low-level WC. Ceramic tiled floor, radiator and extractor fan.

**SITTING ROOM** 13'5" x 10'5" (4.09 m x 3.17 m) with double glazed double French doors to the rear garden, both with wing windows. Radiator

**STUDY** 8'4" x 6'11" (2.53 m x 2.11 m) with double glazed window to front. Radiator, ceramic tiled floor.

**SPACIOUS KITCHEN/BREAKFAST ROOM** 15'1" (4.61m) narrowing to 10'4" (3.15m) x 13'4" (4.07m) narrowing to 8'4" (2.53m) with double glazed double French doors with wing windows leading to the rear garden. Comprehensively fitted with a matching range of wall and base units with marble effect work surfaces over and matching up stands. Single sink unit with a separate rinsing bowl, built-in Bosch electric oven/grill with four ring gas hob and part glazed and stainless steel finished Bosch extractor fan. Integrated dishwasher, fridge and freezer and washing machine, a matching cupboard also houses the gas fired boiler which serves the central heating and hot water systems. Downlighters to ceiling, ceramic tiled floor and radiator.

**FIRST FLOOR LANDING** Part galleried landing with double glazed window to front. Hatch to roof space, built-in cupboard with linen shelves.

**PRINCIPAL BEDROOM** 13'9" x 10'1" (4.20 m x 3.07 m) with double glazed window to front. Fitted wardrobe with sliding door. Radiator. and door to:-

**EN-SUITE SHOWER ROOM** with double glazed window to rear. Suite comprising full width tiled shower cubicle with sliding door (1.16 m wide), wash hand basin with mixer tap and WC with concealed flush unit. Wall mounted towel/radiator, ceramic tiled floor, shaver point.

**BEDROOM TWO** 12'9" x 8'8" (3.88 m x 2.65 m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 7'5" x 10'4" (2.25 m x 3.16 m) maximum - 2.81 m to door recess. Double glazed windows to front. Radiator.

**BATHROOM** with double glazed window to front and suite comprising panel enclosed bath with tiled surround, mixer tap and shower attachment over, wash hand basin and WC with concealed flush unit. Wall mounted chrome finish towel rail/radiator.

**EXTERIOR** The property is set back from the path behind gravel and hedge beds either side of a pathway. Adjacent to the property is a block paved driveway which leads to a single garage set in a block of two. The rear garden has side gated access from the front and consists of a paved patio from the house beyond which it is laid to lawn and enclosed by timber panel close board fencing.

**Tenure** The property is freehold with Maintenance Charges of approx. £200 per annum. (tbc)

**Council Tax** Band D      **EPC** B (85/95)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD-7254







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.