



North Street, Wicken, Ely, Cambridgeshire CB7 5XW

www.pocock.co.uk



Primrose Cottage, North Street, Wicken, Ely, Cambridgeshire CB7 5XW

A charming four bedroom detached period cottage with versatile accommodation situated within this popular village and within easy access to Wicken Fen National Trust.

- Four Bedrooms (One with En-Suite)
- Three Reception Rooms
- Updated Kitchen/Breakfast Room
- Family Bathroom
- Utility Room
- Driveway Parking
- Enclosed Rear Garden
- Popular Village Location

Guide Price: £450,000



WICKEN is a charming village with very little modern development, many of the properties being of older style and character. It is conveniently situated for Ely (9 miles), Newmarket and Cambridge. The well known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust.

DINING ROOM 13'4" x 11'6" (4.06 m x 3.51 m) with entrance door to side aspect, double glazed sash window to front aspect, oak flooring, radiator, exposed oak beams.

LOUNGE 12'2" x 11'6" (3.71 m x 3.51 m) with feature open fireplace in brick surround, oak wood flooring, radiator, double glazed sash window to front aspect.

KITCHEN/BREAKFAST ROOM 17'0" x 12'7" (5.18 m x 3.84 m) Fitted with a range of matching units including base units, wall mounted units and drawers with solid wood work surfaces and inset 1 1/4 ceramic sink unit and drainer. Extended breakfast bar, space for free standing range style cooker with stainless steel extractor hood above, integral dishwasher, radiator, double glazed window to rear aspect, quarry tiled flooring.

UTILITY ROOM 6'9" x 6'0" (2.06 m x 1.83 m) with base level units, solid wood work surfaces, double glazed window and door to rear garden.

FAMILY ROOM 10'3" x 8'9" (3.12 m x 2.67 m) With stairs to first floor, radiator, solid oak flooring opening into:-

STUDY/SNUG 11'2" x 7'8" (3.40 m x 2.34 m) with radiator and French doors opening to rear garden.

FIRST FLOOR LANDING with built-in storage cupboard, staircase rising to second floor.

BEDROOM TWO 12'9" x 11'10" (3.89 m x 3.61 m) with double glazed sash window to front aspect, radiator.

BEDROOM THREE 11'7" x 11'5" (3.53 m x 3.48 m) with double glazed sash window to front aspect, radiator.

BEDROOM FOUR 10'0" x 9'6" (3.05 m x 2.90 m) with double glazed window to rear aspect, radiator.

FAMILY BATHROOM Fitted with a four piece suite comprising free standing bath tub, double size shower cubicle, vanity inset wash hand basin with storage cupboard and low level WC. Heated towel rail, double glazed window to rear aspect.

SECOND FLOOR LANDING with two double glazed windows to rear aspect.

BEDROOM ONE 14'1" x 9'7" (4.29 m x 2.92 m) with restricted head height, eaves storage, dormer style double glazed window to rear aspect. Door to:-

EN-SUITE SHOWER ROOM with walk-in double shower cubicle, low level WC, pedestal wash hand basin, eaves storage cupboard, radiator and two Velux windows to rear aspect.

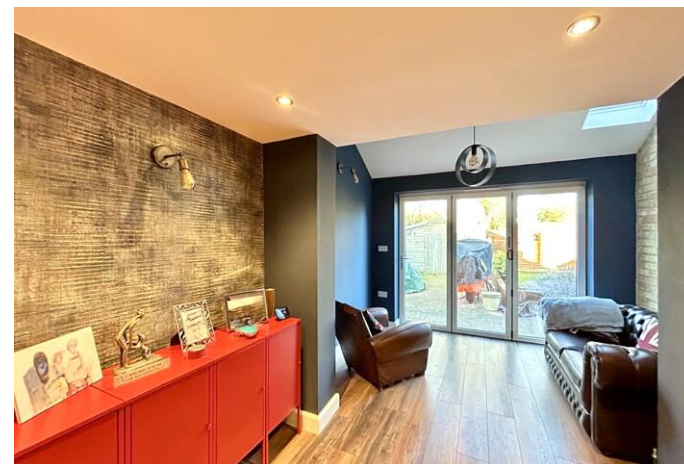
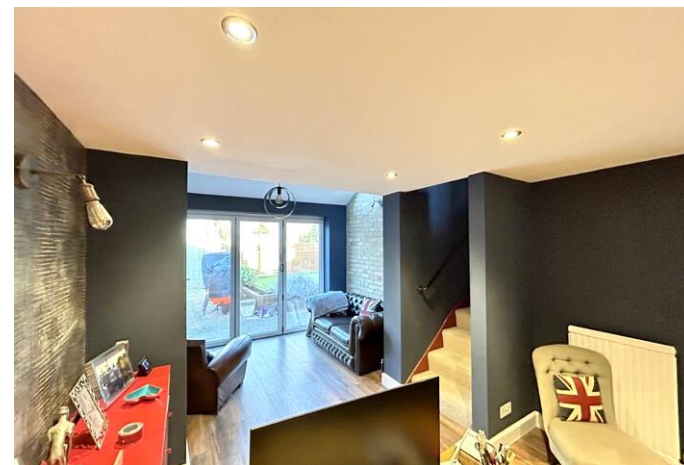
EXTERIOR To the right hand side of the property you will find a driveway with gated access leading to a low maintenance fully enclosed garden which is laid with timber enclosed artificial turf and spacious block paved patio area. Timber shed.

Tenure The property is Freehold

Council Tax Band D **EPC** E (42/68)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7125





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. (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.