



Field End, Witchford, Ely, Cambridgeshire, CB6 2XE

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Field End, Witchford, Ely, Cambridgeshire, CB6 2XE

A superbly appointed extended four bedroom two bathroom detached residence which lies in an appealing end of cul-de-sac position in this sought after village location.

- Entrance Hall & Cloakroom
- Sitting Room
- Spacious Kitchen/Breakfast Room
- Dining Room
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking

Guide Price: £435,000



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.

ENTRANCE HALL Entrance door with double glazed insets, wood effect flooring, staircase rising to first floor, radiator, under stairs cupboard, door to:-

CLOAKROOM Contemporary suite in white comprising vanity unit with inset wash hand basin, offset mixer tap and tiled splashbacks and close coupled WC. Radiator, wood effect flooring.

SITTING ROOM 15'3" x 10'6" (4.66 m x 3.20 m) plus bay. Bay fronted room with double glazed window to front and double doors with a glazed inset to the impressive Kitchen/Breakfast room. Radiator and feature electric fireplace.

SPACIOUS KITCHEN/BREAKFAST ROOM 17'0" x 9'11" (5.18 m x 3.03 m) Comprehensively fitted with a matching range of gloss finish wall and base units with drawers, roll edge work surfaces and tiled splashbacks. Inset 1 & 1/3 bowl stainless steel single drainer sink unit. Range style cooker with glass and aluminium finish extractor hood over, wood effect flooring, integrated dishwasher, plumbing and space for washing machine, display cupboards, double glazed windows to rear and double glazed patio doors. Anthracite upright radiator, built-in under stairs cupboard with shelving.

DINING ROOM 14'10" x 10'4" (4.52 m x 3.15 m) Dual aspect room with double glazed windows and double glazed double doors to rear garden. Wood effect flooring, radiator.

FIRST FLOOR LANDING Built-in double cupboard with shelving and hanging rail and further airing cupboard.

PRINCIPAL BEDROOM 10'4" x 9'9" (3.15 m x 2.97 m) with built-in double wardrobes, either side of doorway to the En-suite, with sliding doors, hanging rail and shelf. Radiator.

EN-SUITE SHOWER ROOM with double glazed window to rear. Suite comprising WC, wall mounted vanity unit with inset wash hand basin having mixer taps and shower cubicle with mermaid boarding, hand shower attachment and overhead 6" drencher head. Metro tiled surrounds, chrome finish towel rail/radiator.

BEDROOM TWO 13'3" x 8'6" (4.03 m x 2.60 m) with double glazed windows to rear, radiator, built-in wardrobes, wood effect flooring.

BEDROOM THREE 10'4" x 9'1" (3.14 m x 2.76 m) with wood effect laminate flooring, radiator, double glazed window to front. Built-in wardrobe.

BEDROOM FOUR 7'8" x 6'7" (2.34 m x 2.00 m) with double glazed window to front. Laminate wood flooring, built-in wall cupboards, radiator.

BATHROOM Fully tiled suite in white comprising vanity unit with three built-in cupboards, adjacent to which is a WC and inset wash hand basin with mixer tap. 'P' shaped shower bath with shower consisting of a handrail and 6" overhead drencher. Chrome finish towel rail/radiator, LED downlighters to ceiling and double glazed window to rear.

EXTERIOR 16'11" x 8'2" (5.15 m x 2.50 m) The property lies at the very end of Field End; it is set back from the road behind a frontage which is block paved therefore providing hardstanding for several vehicles. To the rear of the property is a garden which consists of a paved patio from the house beyond which it is laid to lawn on one side with timber decking to the other side. Borders consisting of gravel and a mixture of perennials / shrubs. The outbuilding which was originally the property's garage measures around 5.15m x 2.5m (16'11" x 8'2") there is a personal door, the original up and over door, power and light.





Tenure - The property is Freehold

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

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

Ref GVD/6705

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.