



High Street, Wicken, Ely, Cambs CB7 5XR

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41 High Street, Wicken, Ely, Cambs CB7 5XR

A detached house in the heart of the village yet tucked away in a lovely position backing on to open farmland. EPC D 66. Fully Managed.
Available end October 2023

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room with log burner
- Master Bedroom with ensuite bathroom
- Three Further Bedrooms
- Double Garage
- Large Driveway
- Approx 1/3 Acre Plot

Rent £1,600 PCM Deposit: £1846
Fully Managed



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.

RECEPTION HALL with entrance door and window to front. Staircase rising to first floor, four wall light points, radiator and Dentil style cornicing to ceiling.

CLOAKROOM with window to front. Suite comprising close coupled WC and pedestal wash hand basin. Dentil style cornicing to ceiling, radiator.

DRAWING ROOM 21'5" x 12'8" (6.52 m x 3.86 m) Dual aspect room with double glazed window to front and double glazed patio doors to rear garden. Four wall light points, attractive open fireplace with cast iron grate, tiled hearth and timber surround with scrolled corbels. Dentil style cornicing to ceiling, double doors to dining room.

DINING ROOM 10'5" x 10'2" (3.17 m x 3.10 m) with double glazed window to rear. Two wall light points, radiator and Dentil style cornicing.

KITCHEN 22'8" x 13'10" (6.91 m x 4.21 m) With double glazed window to rear. Comprehensively fitted with a matching range of natural finish wall and base units with drawers, roll edge work surfaces with inset one and half bowl single drainer sink unit and tumbled marble styled splash backs and dishwasher. Built-in cooking appliances include a double oven/grill, four ring induction hob with extractor hood over. Matching dresser style unit with drawers, wine rack, plate rack and glazed display cabinets. Tiled floor.

FIRST FLOOR LANDING with Velux style window to front, hatch to roof space and Dentil style cornicing.

BEDROOM ONE 12'8" x 9'0" (3.86 m x 2.75 m) with double glazed dormer window to rear and far reaching views over farmland towards Wicken Fen National Trust. Radiator. Door to:-

EN-SUITE BATHROOM with double glazed dormer window to rear. Suite comprising panel enclosed bath, close coupled WC and

pedestal wash hand basin. Mosaic effect tiled surround, extractor fan, radiator.

BEDROOM TWO 12'3" x 10'5" (3.74 m x 3.17 m) with double glazed dormer window to rear with views as before, radiator.

BEDROOM THREE 12'8" x 8'9" (3.87 m x 2.66 m) with double glazed dormer window to front. Part built-in cupboard, radiator.

BEDROOM FOUR 10'5" x 8'9" (3.18 m x 2.66 m) with double glazed dormer window to front. Radiator.

SHOWER ROOM with double glazed opaque window to rear. Suite comprising enclosed shower cubicle, low level WC, wash hand basin with vanity unit below. Single panel radiator.

EXTERIOR The property lies at the end of a long driveway (30m+) behind a frontage which is predominantly gravelled providing hard standing for several vehicles. There is also a garden area which is predominantly laid to lawn which connects to the rear garden. The rear garden is a particular feature of the property, backing on to farmland, it extends to two sides. Immediately to the rear, it is paved beyond which it is laid to lawn. The other end of the garden is a paved patio with a raised border beyond which is a large, shaped lawn enclosed by a mixture of conifer hedging, laurel and fencing with a wide variety of shrubs, perennials and trees. Gated access from front and summer house.

GARAGE with double up and over door, power and light.

NOTES EPC RATING: D (66)

COUNCIL TAX BAND: E

The central heating and hot water are via solar panels (on a feed in tariff) and heat pump.

Pets Considered

Fully Managed Property

Viewing By Arrangement with Pocock & Shaw

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Ref JVD / 5174





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