



School Lane, Wilburton, CB6 3RW

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## School Lane, Wilburton Ely, Cambridgeshire CB6 3RW

A delightful four bedroom detached family home situated off a small private cul-de-sac with off road parking and garage.

- Entrance Hall & Downstairs Cloakroom
- Living Room & Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Front Garden & Rear Enclosed Garden
- Driveway Parking & Garage
- Non Esate Village Location

**Guide Price: £499,800**



**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**ENTRANCE HALL** with door to front, storage cupboard, wood flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Extractor fan, double glazed window to front, radiator, tiled flooring.

**LIVING ROOM** 19' 5" x 10' 11" (5.93m x 3.35m) with double glazed window to front, double glazed French doors to rear garden, two radiators, wood flooring.

**DINING ROOM** 15' 4" x 9' 6" (4.69m x 2.92m) with staircase rising to first floor, patio doors opening to garden, radiator, wood flooring, door to:-

#### **KITCHEN/BREAKFAST ROOM**

13' 6" x 9' 4" (4.12m x 2.86m) with feature spotlights, double glazed windows to rear. Fitted with a range of matching wall and base units with wood work surfaces over, inset single drainer sink unit with mixer tap and tiled splashbacks. Integrated Neff induction hob and Neff oven/grill with extractor fan over, Bosch dishwasher and space for fridge/freezer. Radiator, tiled flooring. Door to:-

**UTILITY ROOM** 7' 5" x 5' 4" (2.27m x 1.65m) with double glazed window to front, personal door to side, extractor fan. Fitted with base units having wood work surfaces over and inset stainless steel single drainer sink unit with mixer tap. Plumbing and space for washing machine. Tiled flooring.

**FIRST FLOOR LANDING** with access of loft. Airing cupboard.

**BEDROOM ONE** 14' 1" x 10' 11" (4.30m x 3.35m) with double glazed window to front, radiator, door to:-

**EN-SUITE SHOWER ROOM** with extractor fan, Velux window, tiled surrounds, fitted with a three piece suite comprising shower cubicle, wash hand basing and low level WC. Radiator, tiled flooring, shaver point.

**BEDROOM TWO** 10' 6" x 9' 5" (3.21m x 2.88m) with double glazed window to front, radiator.

**BEDROOM THREE** 9' 4" x 8' 6" (2.87m x 2.60m) with double glazed Velux window to rear and double glazed window to side. Radiator, built-in storage cupboard.

**BEDROOM FOUR** 9' 7" x 7' 1" (2.94m x 2.17m) with double glazed Velux window to front, radiator.

**FAMILY BATHROOM** with double glazed window to rear. Fitted with a fully tiled four piece suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle and panel enclosed bath with mixer tap and shower attachment.

#### **EXTERIOR**

The property is situated in a non estate location with an established low hedge to the front and pathway leading to front door.

Adjacent gravelled driveway provides off road parking which in turn leads to the single garage.

Accessed from both sides of the property, the enclosed rear and side garden has a patio area leading to the lawned garden with established plant, tree and shrub borders. Oil tank.

**GARAGE** 16' 2" x 9' 0" (4.93m x 2.76m) with up and over door, electric points.





**MATERIAL INFORMATION**

- Tenure - The property is freehold
- Council Tax Band - Band D
- EPC Rating - D (67/80)

**VIEWINGS**

By Arrangement with Pocock & Shaw  
 Tel: 01353 668091  
 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**REF**

MJW/6631



Total area: approx. 113.0 sq. metres (1215.8 sq. feet)

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.

