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Padney Road, Wicken, CB7 5YE

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Residential sales, lettings & management



## 7 Padney Road, Wicken, Ely CB7 5YE

An individual modern, four double bedroom detached residence set in a rural position just outside the village, surrounded by farmland with far reaching views.

- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Shower Room
- Four Bedrooms
- Ensuite to Master Bedroom
- Ample Parking
- Double Garage

**£1550 pcm – Deposit £1788.00**  
**Unfurnished**  
**Available Early August 2023**



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.

**ENTRANCE HALL** Large bright entrance hall with full building height glass front

**CLOAKROOM** WC and wash hand basin

**SITTING ROOM** 23' 9" x 13' 0" (7.24m x 3.96m) Windows to three sides make this a bright and airy room. Green striped regency effect wallpaper to dado level and pale green paint above, pale green carpet. Feature brick fireplace. Fitted curtains with matching frilled pelmets.

**DINING ROOM** 12' 5" x 11' 10" (3.78m x 3.61m) Glass doors from the sitting room lead into the dining room. Pale green walls and carpet with fitted curtains and matching frilled pelmet. Cosy and bright. Door leading through to kitchen

**KITCHEN/BREAKFAST ROOM** 15' 7" x 9' 6" (4.75m x 2.9m) Range of wooden wall and floor units including glass fronted display unit. Integrated oven and grill unit. Beautiful rustic quarry floor tiles. Door leading to utility room

**UTILITY ROOM** 7' 9" x 7' (2.36m x 2.13m) Contains floor standing oil burner boiler and plumbed for washing machine. Stone belfast sink with mixer tap. Door to garden and door to shower room with WC

**SHOWER ROOM** Shower in tiled cubicle, low level WC

## LANDING

**MASTER BEDROOM** 15' 10" x 9' 4" (4.83m x 2.84m) Bright and airy, pale green walls and light green carpet. Built in wardrobe, door to ensuite

**ENSUITE** Shower in tiled cubicle, wash hand basin and low level wc

**BEDROOM 2** 13' 5" x 12' 6" (4.09m x 3.81m) Light green painted walls with green carpet, light and airy room. Fitted double wardrobe

**BEDROOM 3** 12' 8" x 9' 4" (3.86m x 2.84m) Bright and airy room with fitted double wardrobe. Pale green walls and green carpet

**BEDROOM 4** 13' 4" x 9' (4.06m x 2.74m) Light and airy, green painted walls and green carpet. Fitted double wardrobe

## FAMILY BATHROOM

Low level WC, hand basin and corner jacuzzi bath. Walls tiled to half way and painted above.

## GARDENS, DOUBLE GARAGE, DRIVEWAY PARKING

Uninterrupted country views and large lawns to three sides. Brick built double garage with side door entrance and with power and light. Parking space on hard standing driveway.

EPC D59

**VIEWING** By appointment via Pocock & Shaw  
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REF JVD/4106







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

