



Ward Way, Witchford, CB6 2JR

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## Ward Way, Witchford Ely, Cambridgeshire CB6 2JR

A well presented four bedroom detached family home, situated in a small cul-de-sac just off the High Street, close to local schools and the village centre. A particular feature of this property is the oak flooring and oak doors throughout the ground floor.

- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Dining Room with French Doors to Garden
- Study
- Kitchen with separate Utility Room
- Four Bedrooms (En-Suite to Principal Bedroom)
- Family Bathroom
- Front and Rear Gardens
- Garage & Driveway Parking
- Gas Central Heating & Double Glazing

**Guide Price: £450,000**



**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**

Oak flooring, radiator, understairs storage cupboard, staircase rising to first floor.

#### **DOWNSTAIRS CLOAKROOM**

Comprising low level WC, wash hand basin, tiled splashback, radiator, oak flooring and oak door.

#### **SITTING ROOM** 17' 11" x 10' 11" (5.47m x 3.34m)

Bay window to front aspect, feature fireplace with coal effect inset gas fire, two radiators, oak internal door and oak flooring.

#### **DINING ROOM** 13' 3" x 8' 4" (4.04m x 2.56m)

Double French doors leading to rear garden. Radiator, oak internal door and oak flooring.

**STUDY** 7' 3" x 6' 5" (2.23m x 1.98m) Window facing front aspect, radiator, oak door and oak flooring.

#### **KITCHEN** 12' 7" x 8' 4" (3.85m x 2.55m)

Comprehensively fitted with a range of base and drawer units with working surfaces over and matching range of wall mounted cupboards. Inset stainless steel sink unit. 5 ring electric hob with extractor over, built-in double oven, integrated fridge/freezer. Oak door and oak flooring.

#### **UTILITY ROOM** 8' 4" x 5' 1" (2.56m x 1.56m)

Single drainer sink unit. Oak flooring.

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE** 11' 10" x 10' 11" (3.63m x 3.33m)

Window facing front aspect, radiator. Door to:

#### **EN-SUITE SHOWER ROOM** 9' 1" x 8' 2" (2.78m x 2.49m)

Fully tiled walk in shower, twin wash basins with vanity storage cupboards, low level WC, heated towel rail, tiled walls.

#### **BEDROOM TWO** 14' 6" x 9' 1" (4.44m x 2.78m) Window

facing rear aspect, radiator.

#### **BEDROOM THREE** 13' 5" x 8' 6" (4.10m x 2.61m)

Window facing rear aspect, radiator.

#### **BEDROOM FOUR** 11' 2" x 7' 9" (3.41m x 2.38m) Window

facing front aspect, radiator.

#### **FAMILY BATHROOM**

Comprising corner bath with hand shower, walk in tiled shower cubicle, low level WC, wash hand basin. Tiled surrounds, heated towel rail.

#### **EXTERIOR**

Enclosed rear garden which is mainly laid to lawn with raised patio and a decking area to the rear. Gated side pedestrian access. To the front of the property is a lawned area adjacent to off road parking leading to a single garage.

**TENURE** The property is freehold.

**COUNCIL TAX** Band E.

**VIEWINGS** By Arrangement with Pocock & Shaw

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Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planity.

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