



Church View, Witchford, Ely, CB6 2HH

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Church View, Witchford, Ely, Cambridgeshire CB6 2HH

An established three bedroom link detached family home with off road parking & carport situated in a highly regarded residential location in this sought after village.

- Entrance Lobby & Hallway
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Off Road Parking & Secure Carport
- South Facing Rear Garden

Guide Price: £375,000



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 LOBBY with entrance door and window to front and double glazed window to side. Opening to:-

HALLWAY with staircase rising to first floor, double glazed window to side, radiator, built-in storage cupboard.

CLOAKROOM with window to side, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

SITTING ROOM 21'0" x 12'0" (6.39 m x 3.67 m) narrowing down to 3.15m with double glazed window to front, two radiators, opening into: -

DINING ROOM 11'4" x 11'0" (3.45 m x 3.35 m) with double glazed patio doors opening to rear and double glazed window to side. Two Velux windows, sunken spotlights and radiator.

KITCHEN 10'6" x 9'4" (3.20 m x 2.85 m) with double glazed window to rear, fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer tap. Stainless steel splashback behind the four ring Delonghi electric hob and built-in electric oven with extractor canopy over. Space for fridge freezer, plumbing for washing machine and space for slimline dishwasher. Pantry cupboard and further storage cupboard housing electric meters. Side personal door leading to carport.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard.

BEDROOM ONE 11'2" x 10'8" (3.40 m x 3.25 m) with double glazed window to rear, radiator, built-in double storage recess ideal for wardrobe.

BEDROOM TWO 10'4" x 7'7" (3.15 m x 2.30 m) with double glazed window to front, radiator, built-in double wardrobe with overhead storage and hanging space.

BEDROOM THREE 10'4" x 9'4" (3.15 m x 2.85 m) with double glazed window to rear, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with electric shower over and tiled splashbacks. Double glazed window to front, moisture resistant laminate flooring.

EXTERIOR To the front is a lawned area with adjacent off road parking for two/three vehicles (subject to measurements) which in turn leads to the secure car port and the rear garden.

The south facing rear garden has been beautifully landscaped to create zones with a play area for children with artificial grass, raised plant and shrub beds, lawned area and a feature patio area directly from the property. Further raised patio area to the rear with a timber shed.

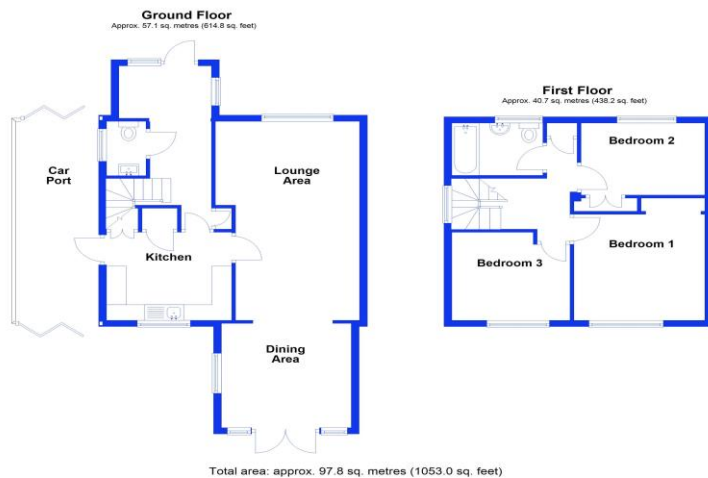
Tenure The property is Freehold

Council Tax Band C **EPC** C (72/84)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6846





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.