



Back Lane, Wicken, Ely, Cambridgeshire CB7 5YL

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Back Lane, Wicken, Ely, Cambridgeshire, CB7 5YL

A spacious 2/3 bedroom detached chalet style bungalow with a large brick outbuilding/garage and gardens, which lies in an appealing setting in a small lane close to The National Trust in this sought after village location.

- Kitchen/Dining/Room
- Walk-in Pantry
- Sitting Room
- Reception Room/Bedroom 3
- Two First Floor Bedrooms
- Ground Floor Bathroom
- Separate Cloakroom
- Gardens
- Large Outbuilding/Garage

Guide Price: £425,000



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 PORCH Solid wood porch leads through to the entrance hall.

ENTRANCE HALL with staircase rising to the first floor, radiator and door to:-

REAR HALL with double glazed door to rear. Built in cloaks cupboard.

SITTING ROOM 15'8" x 15'6" (4.78 m x 4.73 m) A spacious, dual aspect room with double glazed windows to front and side, four wall light points, open fireplace (presently not in use) with a raised tiled hearth and stone surround. Two radiators.

DINING ROOM/BEDROOM THREE 12'5" x 8'2" (3.78 m x 2.49 m) with double glazed windows to front. Radiator.

KITCHEN/DINING ROOM 15'11" x 11'11" (4.86 m x 3.63 m) with double glazed windows to two aspects. Comprehensively fitted with a matching range of gloss finished base units with drawers and rolled Oak work surfaces over with matching upstands and inset double bowl stainless steel single drainer sink unit with mixer tap. Cooker recess with stainless steel splashback panel with matching extractor hood over. Floor mounted oil fired boiler serving the heating and hot water systems. Recesses for washing machine, tumble drier and dishwasher (subject to measurements).

WALK-IN PANTRY 8'4" x 6'8" (2.53 m x 2.02 m) with double glazed window to side and shelving to three walls.

BATHROOM with double glazed window to side. Four piece suite comprising panel enclosed bath with tiled surround and twin grips, low level WC, pedestal wash hand basin with tiled splashbacks and enclosed shower cubicle. Strip light/shaver point. Radiator.

FIRST FLOOR LANDING Large walk-in cupboard with shelving.

CLOAKROOM with double glazed window to side, low level WC, wash hand basin with tiled splashbacks and radiator.

BEDROOM ONE 16'1" x 13'7" (4.89 m x 4.14 m) with double glazed window to side. Fitted furniture to one wall comprising three double wardrobes with hanging rails and shelving. Further built-in cupboard. Radiator.

BEDROOM TWO 11'6" x 10'3" (3.50 m x 3.13 m) with double glazed window to side. Fitted double wardrobe and radiator.

EXTERIOR The property lies on the corner of Back Lane and Reddit Lane. The garden extends from all sides of the property with the front being mainly laid to lawn with a mature hedge which extends down one side to the rear. The side garden is predominantly laid to lawn with several shrubs/perennials. At the rear a paved patio leads from the house, adjacent to which is predominantly laid to lawn. Personal door leading to:-

GARAGE / WORKSHOP 45'3" x 18'5" (13.79 m x 5.61 m) The personal door from the front leads to the main area which measures approximately 10m x 5m. Beyond this is a workshop/office area which measures 5.63m x 3.75m.

Tenure The property is Freehold

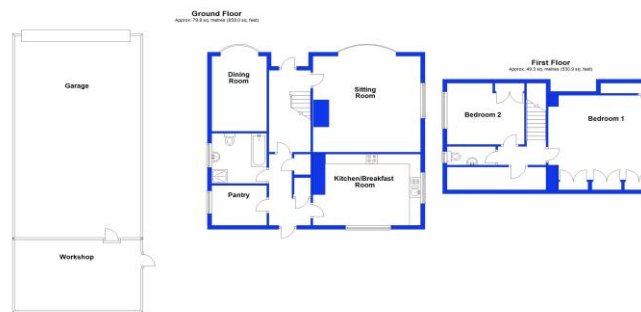
Council Tax Band D

EPC E (46/73)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6670





Total area: approx. 120.1 sq. metres (1389.9 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. (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.

