



Bluebells, Ely Road, Witcham Toll, Ely, CB6 2AA

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Bluebells, Ely Road, Witcham Toll, Ely, Cambridgeshire, CB6 2AA

A deceptively spacious and updated four double bedroom detached bungalow with a dual access driveway offering ample parking and garage located in a rural location on a plot of approximately 0.8 acre (STS).

- Spacious Four Bedroom Detached Bungalow
- Modern Fitted Kitchen
- Open Plan Sitting / Dining Room
- Four Double Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Large Enclosed Rear Gardens
- Dual Access Driveway & Parking
- Garage

Guide Price: £460,000



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE HALL with double glazed entrance door, radiator, access to loft with drop down ladder and ceramic tiled flooring.

OPEN PLAN SITTING ROOM / DINING ROOM

KITCHEN 12'6" x 9'10" (3.82 m x 3.00 m) with two double glazed windows to front and double glazed personal door to side. Fitted with a matching range of wall and base units with worksurfaces over and tiled splashbacks. Inset single drainer 1 & 1/2 bowl ceramic sink unit with mixer tap over, integrated appliances include fridge, dishwasher and washing machine, space for range style cooker with extractor hood over, radiator, ceramic tiled flooring.

SITTING ROOM 22'2" x 15'0" (6.75 m x 4.57 m) with double glazed window to rear and double glazed sliding doors to garden. Two radiators, feature electric coal effect fire with surround, laminate flooring.

DINING AREA 21'0" x 10'0" (6.40 m x 3.05 m) with double glazed window to side, two radiators, laminate flooring, archway to:-

INNER HALL with radiator and archway to:-

BEDROOM ONE 13'7" x 12'10" (4.15 m x 3.92 m) with double glazed window to rear, fitted with a range of six door wardrobes with overhead storage and hanging space, radiator, door to:-

EN-SUITE SHOWER ROOM Fitted with a fully tiled three piece suite comprising vanity unit with inset wash hand basin and storage under, shower cubicle with electric shower and low-level WC. Double glazed window to rear, heated towel rail and ceramic tiled flooring.

BEDROOM TWO 13'7" x 8'11" (4.13 m x 2.73 m) with double glazed window to side. Radiator.

BEDROOM THREE 12'2" x 10'0" (3.70 m x 3.05 m) with double glazed window to side. Vinyl flooring, radiator.

BEDROOM FOUR 10'0" x 8'10" (3.05 m x 2.70 m) Dual aspect with double glazed windows to front and side. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed 'P' shaped bath with separate shower over and glass screen, vanity unit with inset wash hand basin and storage under and low level WC with hidden cistern. Tiled splashbacks, double glazed window to front, heated towel rail, ceramic tiled flooring.

EXTERIOR The property is situated on a plot of approximately 0.8 Acre (STS) and offers an excellent level of privacy. There is a large dual access gravel driveway to the front with mature trees and parking for multiple vehicles, there is an additional concrete gated drive to the right hand side. Gated access either side of the property leads to the rear.

The formal large rear garden is mainly laid to lawn with mature trees, hedging and plant and shrub borders with a raised decked area. Further gated access leads to a compound to the rear, which is currently used for kennels, this in turn leads to a meadow at the rear. Multiple outbuildings and sheds.

GARAGE 21'8" x 14'1" (6.60 m x 4.30 m) with electric up and over door, power and light connected, oil-fired boiler, sink unit and plumbing for washing machine. Personal door to front and door and window to rear. The garage is ideal for an outside office or studio (subject to planning).

Tenure The property is Freehold

Council Tax Band C **EPC** D (56/80)

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

Ref MJW/6754





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.