



Common Road, Witchford, Ely, Cambridgeshire CB6 2HY

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Common Road, Witchford, Ely, Cambridgeshire, CB6 2HY

A highly individual detached four double bedroom, three bathroom bungalow, extended and modernised, and located in the popular village of Witchford. No Upward Chain.

- Large Reception Hall
- Living Room & Study
- 'L' Shaped Kitchen/Dining Room
- Principal Bedroom with En-Suite & Dressing Room
- Guest Bedroom Two with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Garage & Off Road Gated Parking
- Landscaped Gardens to Side & Rear
- No Upward Chain

Guide Price: £585,000



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.

RECEPTION HALL A large welcoming space with UPVc entrance door to front, sunken spotlights, two UPVc windows to side aspect, wood flooring throughout, full length upright radiator, wall mounted thermostat and wall mounted alarm panel. Built-in cloaks cupboard with hanging space and access to loft.

LIVING ROOM 18'1" x 16'11" (5.51 m x 5.15 m) Dual aspect room with UPVc window to side aspect & patio doors opening to rear. Sunken spotlights, feature solid fuel burner with slate splashback and marble hearth.

'L' SHAPED KITCHEN/DINING ROOM 20'9" x 19'0" (6.32 m x 5.79 m) **KITCHEN AREA** - Dual aspect with UPVc window to front aspect and patio doors opening to rear. Fitted with an attractive high gloss range of base and wall units with glass splashback and worktop space over, inset 1 & 1/5 bowl Franke sink unit with mixer tap, inset five ring gas hob with stainless steel canopy over, built-in double oven and built in Bosch dishwasher. Beech wood flooring which continues through and opening to:-

DINING AREA with sunken spotlights, built-in feature display unit, UPVc window to rear aspect, radiator, door and steps leading to :-

UTILITY ROOM 9'0" x 7'11" (2.74 m x 2.41 m) with opaque UPVc window to rear aspect, fitted wall and base units with worksurfaces over, plumbing for washing machine and tumble dryer. Space for fridge freezer and freezer, personal door which leads to garage.

PRINCIPAL BEDROOM 21'1" x 9'11" (6.43 m x 3.02 m) with UPVc window to rear aspect, radiator, opening to:- **DRESSING ROOM** 11'0" x 6'9" (3.36 m x 2.05 m) with UPVc window to rear aspect. Sunken spotlights, built-in six door wardrobe and dressing table with mirror over.

EN-SUITE SHOWER ROOM with opaque UPVc window to rear aspect, sunken spotlights & extractor fan. Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, double corner shower cubicle with drencher, handheld shower attachment and remote switch. Tiled splashbacks, electric anti-misting mirror with light, shaving point, heated towel rail and ceramic tiled flooring.

BEDROOM TWO 20'0" x 7'11" (6.10 m x 2.41 m) with UPVc window to side aspect, sunken spotlights, fitted three door wardrobe with overhead storage and hanging space, further built-in double door cupboard with slatted shelves, dimmer switch, radiator and door to:- **EN-SUITE SHOWER ROOM** with opaque UPVc window to side aspect, sunken spotlights & extractor fan. Fitted with a three piece suite comprising low level WC, corner shower cubicle, wash hand basin, tiled splashbacks, shaver point, heated towel rail and ceramic tiled flooring.

BEDROOM THREE 12'0" x 11'7" (3.66 m x 3.53 m) with UPVc window to side aspect, built-in three door wardrobe with overhead storage and hanging space. Radiator.

BEDROOM FOUR 11'5" x 9'11" (3.48 m x 3.02 m) with UPVc window to side aspect. Two built-in double wardrobes with overhead storage and hanging space. Radiator.

STUDY/BEDROOM FIVE 12'4" x 8'2" (3.76 m x 2.50 m) with UPVc window to front aspect. Access to loft.

FAMILY BATHROOM Recently fitted with opaque UPVc window to rear aspect, sunken spotlights and fitted with an attractive four piece suite comprising low level WC, single shower cubicle, raised double size wash basin with mixer tap, built-in mirrored cabinet and further cabinet to side, freestanding bath with cascading tap to one end. Tiled splashbacks, heated towel rail and ceramic tiled flooring.

EXTERIOR The property is certainly a feature to be noted as it sits on a generous plot with ample off road parking via a gated access. Lawned garden area which continues to the side and to a further gated access leading to a private side garden. The side garden has been landscaped to provide a private seating area off the Living Room and raised decking area with feature up-lighting, shrub & plant borders, the lawned garden then continues through to the rear. The rear garden offers an excellent level of privacy and is enclosed by wood panel fencing, predominantly laid to lawn with a large patio area, timber shed, side lighting and outside tap.

GARAGE 12'7" x 8'1" (3.84 m x 2.46 m) with electric up and over door, power and lighting, storage into eaves, wall mounted fuse box.





Tenure The property is Freehold

Council Tax Band E **EPC** C (71/79)

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

Ref MJW/6892

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.