



Ward Way, Witchford, Ely, Cambridgeshire CB6 2JR

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A superbly appointed three bedroom, two bathroom, semi-detached residence which lies in an enviable end of cul-de-sac position in this sought after village location.

- Semi-Detached Residence
- Sitting Room & Dining Room
- Bespoke Kitchen
- Utility & Cloakroom
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Shower Room (Formerly Bathroom)
- Rear Enclosed Garden
- Front Terrace Area
- Driveway Parking & Garage

Guide Price: £350,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

KITCHEN 11'11" x 9'3" (3.63 m x 2.83 m) with double glazed double doors to front aspect. Bespoke fitted kitchen by Ross Trent, an Ely cabinet maker, comprising a range of wall and base units with natural wood and granite work surfaces over, a recess for range style cooker with tiled splashbacks and extractor hood, integrated dishwasher, engineered oak flooring and metro styled splashbacks. Separate dresser style unit adjacent to which are drawers with shelving/wine rack and door to both utility and cloakroom area.

UTILITY AREA Door with double glazed insets to front.

CLOAKROOM with pedestal wash hand basin with tiled splashbacks and mixer tap, radiator and close coupled WC.

DINING ROOM 15'11" x 8'0" (4.86 m x 2.44 m) extending in part to 12' 1" (3.68m). Staircase rising to first floor, engineered oak flooring, full width bespoke cabinet with shelving and cupboards below. Downlighters to ceiling, luxury vinyl tiles in oak effect, radiator, useful understairs cupboard and double doors with glazed insets through to:-

SITTING ROOM 18'10" x 9'6" (5.75 m x 2.90 m) with double glazed double French doors with windows either side to rear garden. Luxury vinyl tiles in oak effect. Two radiators, bespoke fitted units with cupboards and shelving.

FIRST FLOOR LANDING with Velux window to side, airing cupboard, hatch to roof space with fitted ladder, boarding and carpeting. Radiator.

PRINCIPAL BEDROOM 12' 4" extending to 16' 4" x 9'7" (3.76m extending to 4.97m x 2.92m) with double glazed double French doors to balcony overlooking rear garden. Built-in double wardrobe with hanging rail, radiator, Karndean flooring, door to:-

EN-SUITE SHOWER ROOM Contemporary refitted suite comprising full width walk-in shower (1.66m) with square 6" overhead drencher and separate hand shower attachment, tiled surround and recess shelving. Vanity unit with inset wash hand basin and WC. Wall mounted towel rail/radiator, heated mirror, ceramic tiled floor. Velux window.

BEDROOM TWO 9'3" x 7'9" (2.83 m x 2.36 m) plus door recess. Two double glazed picture windows to front and double glazed door to balcony. Radiator.

BEDROOM THREE 9'3" x 8'2" (2.83 m x 2.49 m) with double glazed picture window and door to shared balcony. Built-in cupboard, radiator.

SHOWER ROOM Formerly the bathroom, now refitted in a contemporary style with full width (1.69m) walk-in shower with 6" square drencher overhead drencher and separate hand shower attachment and recess shelving. Vanity unit with inset wash hand basin, close coupled WC and tiled splashbacks. Ceramic tiled floor, anthracite finish towel rail/radiator, heated mirror. Velux window.

EXTERIOR The property lies in a lovely position at the very end of the cul-de-sac. There is a block paved driveway which in turn leads to the GARAGE, beyond this is a paved patio, outside tap and side gated access to the rear.

The rear garden is a particular feature of the property. There is a paved terrace from the house, beyond which there is a gravelled area, adjacent to which is a shaped lawn with beds either side packed with a range of perennials and shrubs. At the very end is a full width raised timber decked terrace with a pergola.

Tenure The property is Freehold
Council Tax Band D **EPC** To Follow
Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6897





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.