



Springwell Bungalow, Twenty Pence Road, Wilburton CB6 3RN

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## Springwell Bungalow, Twenty Pence Road, Wilburton, Ely, Cambridgeshire CB6 3RN

A rare opportunity to purchase a spacious three bedroom detached bungalow with mature gardens and double garage on a plot of approximately 1/5 of an acre.

- Entrance Porch & Hall
- Principal Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom/Wet Room
- Detached Double Garage
- Gardens & Plot of Approx. 1/5 Acre (STS)
- No Upward Chain
- 1700 sq ft / 163m2 (STS)

**Guide Price: £485,000**



**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**TILED ENTRANCE PORCH** with entrance door and windows either side.

**ENTRANCE HALL** with doors to dining room, bathroom and bedroom three, radiator.

**DINING ROOM** 18'3" x 11'5" (5.56m x 3.47m) with double glazed bay window to front. Two radiators. Opening to:-

**CLOAKROOM** with ceramic tiled floor, half tiled walls, comprising WC and wash hand basin, radiator.

**INNER HALL** with doors to bedrooms one and two, principal reception room and kitchen/breakfast room, walk in storage cupboard.

**DUAL ASPECT PRINCIPAL RECEPTION ROOM** 21'7" x 18'6" (6.57m x 5.65m) Spacious room with windows to two aspects and sliding patio doors to the rear garden. Three radiators, feature fireplace.

**KITCHEN/BREAKFAST ROOM** 16'5" x 14'0" (5.01m x 4.27m) Double glazed window to rear overlooking the garden. Sliding doors and steps down to the principal reception room. Door to utility room. Comprehensively fitted with a matching range of natural finish wall and base units with tiled work surfaces and splashbacks. Untested appliances include an electric oven/grill and four ring halogen hob.

**UTILITY ROOM** 14'1" x 6'9" (4.28m x 2.07m) with windows to side and door to rear porch which in turn leads to the garden. Floor mounted oil fired boiler serving the central heating and hot water systems. Matching natural finish wall and base units with inset I & 1/3 bowl stainless steel single drainer sink unit with mixer taps and tiled splashbacks. Ceramic tiled floor, radiator.

**BEDROOM ONE** 15'4" x 14'1" (4.68m x 4.29m) with windows to two aspects, two radiators.

**BEDROOM TWO** 11'0" x 9'6" (3.35m x 2.89m) with window to front, radiator.

**BEDROOM THREE** 9'8" x 9'4" (2.94m x 2.84m) Dual aspect room with windows to front and side. Radiator.

**BATHROOM** Four piece suite comprising vanity unit with inset wash hand basin, corner bath, bidet and close coupled WC and shower. Towel rail/radiator.

**EXTERIOR** With gardens extending to all sides, the bungalow sits on a total plot of approximately 1/5 of an acre. A driveway from the road runs adjacent to the property eventually leading to the **DETACHED GARAGE** and in turn provides off street parking for several vehicles. The gardens themselves extend to the remaining three sides and are extensively lawned with a wide variety of trees and shrubs, all backing onto paddock land.

**Tenure** The property is Freehold

**Council Tax** Band E      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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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.