



Shire Way, Witchford, Ely CB6 2HB

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Shire Way, Witchford, Ely CB6 2HB

A modern four double bedroom detached family home built by Bellway Homes and situated on a generous corner plot with double detached garage. No upward chain.

- Detached Four Bedroom Modern Family Home with Upgraded Extras
- Dual Aspect Living Room
- Open Plan Kitchen, Dining and Family Area
- En-suites to Bedrooms 1 and 2
- Family Bathroom
- Cat 6 Cabling
- Landscaped Rear Garden
- Driveway & Double Detached Garage
- New Modern Development

Guide Price: £529,950



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.

ENTRANCE HALL with entrance door to front aspect, staircase rising to first floor, wall mounted alarm panel, built-in cupboard housing fuse box and shelving. Amtico parquet flooring which continues throughout the ground floor.

DUAL ASPECT LIVING ROOM 20'8" x 11'4" (6.31 m x 3.45 m) with double glazed windows to front aspect and rear, along with double glazed patio doors opening to rear garden. Two radiators, Amtico parquet flooring.

DUAL ASPECT FAMILY ROOM 11'9" x 10'6" (3.59 m x 3.21 m) with double glazed windows to front and side aspects. Radiator, Amtico parquet flooring, opening to: -

KITCHEN 14'4" x 8'11" (4.38 m x 2.72 m) with double glazed window to side aspect. Fitted with an attractive range of wall and base units with Silestone work surfaces over and inset 1 & 1/2 bowl sink unit with mixer tap over. Four ring Zanussi gas hob with stainless steel splashback and extractor canopy over, integrated appliances include dishwasher, double oven and fridge freezer. Amtico parquet flooring through to: -

DINING ROOM 11'7" x 11'4" (3.52 m x 3.45 m) with double glazed window to rear and double glazed patio doors opening to rear. Radiator, Amtico parquet flooring.

UTILITY ROOM 6'3" x 5'7" (1.91 m x 1.71 m) with double glazed window to side aspect and personal door to rear. Ideal Logic combination gas boiler, fitted base units with inset stainless steel sink unit and mixer tap over. Radiator, Amtico parquet flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiles splashbacks, heated towel rail, Amtico parquet flooring.

FIRST FLOOR LANDING with access to loft. Airing cupboard housing the Therma Eco cycle water cylinder, radiator.

PRINCIPAL BEDROOM SUITE 11'6" x 11'3" (3.50 m x 3.43 m) Bedroom with double glazed window to rear aspect. Radiator. Opening to: -

DRESSING AREA 9'7" x 6'7" (2.91 m x 2.01 m) Fitted with a six door wardrobe with overhead storage and hanging space. Spotlights to ceiling. Door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Heated towel rail, opaque double glazed window to side aspect, ceramic tiled flooring.

BEDROOM TWO 11'6" x 10'10" (3.51 m x 3.31 m) with double glazed window to front aspect. Radiator, door to: -

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Heated towel rail, opaque double glazed window to front aspect, tiled splashbacks and flooring.

BEDROOM THREE 11'6" x 9'7" (3.51 m x 2.91 m) with double glazed window to rear aspect. Radiator.

BEDROOM FOUR 10'6" x 8'11" (3.20 m x 2.73 m) Dual aspect with double glazed windows to front and side aspects. Radiator.

FAMILY BATHROOM Fitted with a fully tiled four piece suite comprising low level WC, wash hand basin, bath and shower cubicle. Heated towel rail, opaque double glazed window to side aspect, spotlights and tiled flooring.

EXTERIOR The property is situated on a generous corner plot with a lawned front garden, plant and shrub borders and adjacent is a double detached GARAGE with two up and over doors, power, light and door to rear garden. The rear garden has been landscaped by the current owner and is an excellent size for a new construction. Predominantly laid to lawn with a feature patio area and pathway around to the side, plant and shrub borders. External lights and power sockets.



Tenure - The property is Freehold

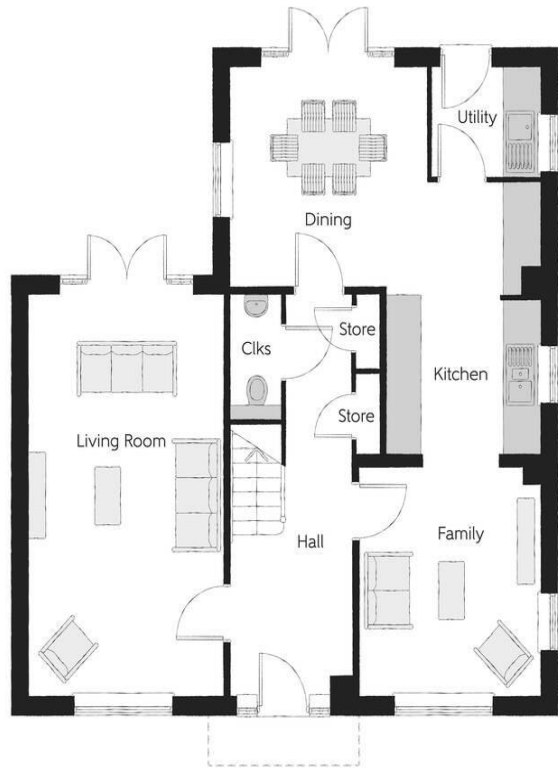
Council Tax - Band F

EPC B (85/93)

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

Ref MJW/6772





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.

