



The Orchards, Witcham, Ely, Cambridgeshire, CB6 2LR

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A stunning three bedroom detached bungalow situated in a set-back private location in a small residential area and benefiting from a large double garage. No upward chain.

- Sitting Room
- Conservatory
- Recently Fitted Dual Aspect Kitchen
- Three Bedrooms (En-suite to Principal Bedroom)
- Family Bathroom
- Double Garage & Off Road Parking
- Established Gardens
- No Upward Chain

Guide Price: £450,000



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 entrance door to front aspect, access to loft, radiator, high gloss imported tiled flooring which continues through to the Kitchen.

SITTING ROOM 18'1" x 12'6" (5.50 m x 3.80 m) with double glazed window to front aspect and double glazed patio doors opening to one of the side gardens. Radiator, feature wall mounted electric fire.

DUAL ASPECT KITCHEN 14'3" x 10'10" (4.35 m x 3.30 m) with double glazed windows to front and side aspects. Recently fitted with a modern range of high gloss wall and base units and marble effect work surfaces over. Inset 1 & 1/2 bowl stainless steel sink unit with mixer tap over, built-in Neff double oven and four ring induction hob, other built-in appliances include dishwasher, washing machine, fridge freezer and wall mounted Vaillant boiler serving the central heating and hot water systems. Radiator, tiled flooring as before.

CONSERVATORY 8'11" x 8'0" (2.71 m x 2.45 m) Of brick and double glazed construction with polycarbonate roof. Two radiators, ceramic tiled flooring.

BEDROOM ONE 13'0" x 8'10" (3.95 m x 2.70 m) with double glazed bay window, radiator, door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with mermaid style splashbacks. Ceramic tiled flooring, extractor fan.

BEDROOM TWO 14'1" x 9'7" (4.30 m x 2.93 m) with double glazed window to rear aspect, radiator.

BEDROOM THREE 10'10" x 7'10" (3.30 m x 2.40 m) with double glazed window to rear aspect, radiator.

FAMILY BATHROOM Fitted with a four piece suite comprising low level WC, vanity unit with inset wash hand basin, corner bath and shower cubicle. Tiled splashbacks, shaver point, built-in cupboards, ceramic tiled flooring.

EXTERIOR The property is approached by a private shared driveway and nestled back away from the road. The gravelled driveway leads on to the block paved off road parking for numerous vehicles which in turn leads to the front door. Two gated accesses lead to either side of the property.

Double Garage with single up and over door, measuring 22'0" x 17'9" (6.70m x 5.40m) with lofted ceiling which is ideal to convert to a studio or gym, also with potential for access to the rear garden.

The rear garden has been split onto two either side of the property with a passageway directly behind. The right hand side garden by the Conservatory is predominantly laid to lawn, enclosed by wood panel fencing with raised flower beds, feature patio area and outside tap.

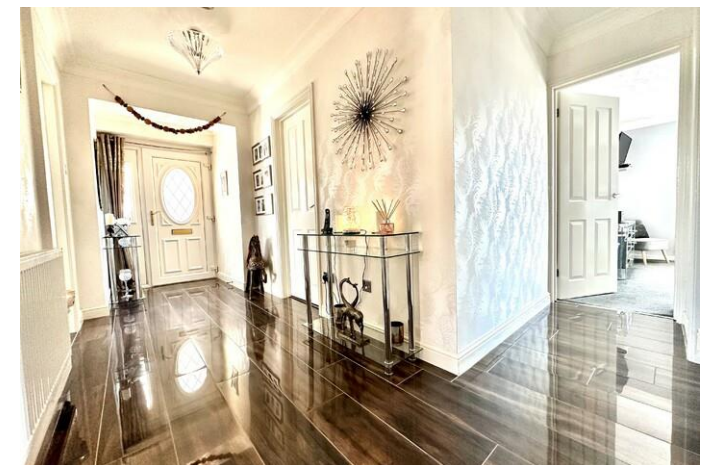
The further garden from the Sitting room patio doors has a lawned area, enclosed by wood panel fencing, with steps leading down to rear of garage.

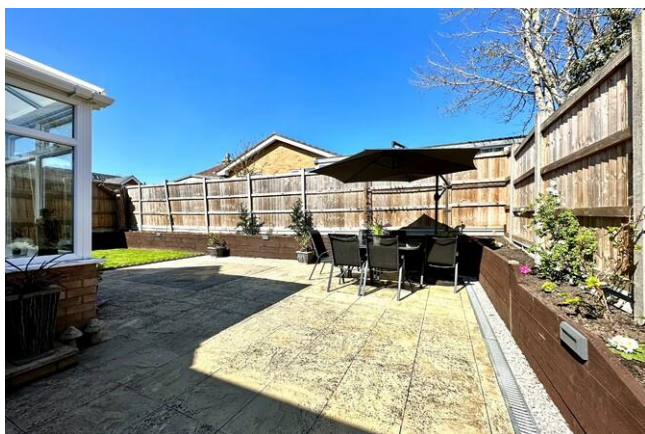
Tenure - The property is Freehold

Council Tax - Band D **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6695





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.