



Wesley Way, Witchford, Ely, Cambridgeshire CB6 2GG

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## Wesley Way, Witchford, Ely, Cambridgeshire CB6 2GG

A modern and stylish three bedroom semi-detached house with driveway parking situated in this sought after village location.

- Entrance Hall & Cloakroom
- Open Plan Spacious Kitchen/Living Area
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- No Upward Chain

**Guide Price: £309,950**



**ENTRANCE HALL** with entrance door to front, double glazed window to side aspect, radiator and Tanzania porcelain tiled flooring. Door to: -

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator and Tanzania porcelain tiled flooring.

**OPEN PLAN LIVING AREA / KITCHEN** 27'3" x 17'1" (8.30m x 5.20m)

**KITCHEN AREA** Fitted with an attractive range of base and wall units with work surfaces over and matching upstands, inset stainless steel sink unit with mixer tap over. Four ring gas hob with extractor canopy over, built-in oven in further full length unit, other built-in appliances include dishwasher and fridge freezer. Tanzania porcelain tiled flooring which continues through to main living area and double glazed window to front aspect.

**LIVING AREA** with staircase dog legging to first floor and useful understair storage cupboard. Double glazed patio doors opening and double glazed window to rear aspect, two radiators.

**FIRST FLOOR LANDING** with access to loft, double glazed window to side aspect.

**BEDROOM ONE** 11'10" x 11'6" (3.60 m x 3.50 m) with double glazed window to rear aspect, built-in cupboards, radiator and door to: -

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Opaque double glazed window to rear aspect, heated towel rail and vinyl flooring.

**BEDROOM TWO** 11'6" x 9'10" (3.50 m x 3.00 m) with double glazed window to front aspect, built-in cupboard, radiator.

**BEDROOM THREE** 11'6" x 6'11" (3.50 m x 2.10 m) with double glazed window to front aspect, built-in cupboard, radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, heated towel rail, vinyl flooring.

### EXTERIOR

The front garden has been hard landscaped with an adjacent block paved driveway providing off road parking. Gated access leads to the rear garden.

The fully enclosed rear garden has been landscaped to create a low maintenance lifestyle with astro turf, patio area, hardstanding for shed and outside tap.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** B (85/96)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6849





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.