



Ward Way, Witchford, Ely, Cambridgeshire CB6 2JR

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

Ward Way, Witchford, Ely, Cambridgeshire CB6 2JR

A beautifully presented five bedroom, three bathroom, detached family home situated in a small cul-de-sac close to the village centre.

- Established Detached Family Home
- Superb Kitchen/Dining/Family Room
- Living Room & Study
- Cloakroom & Utility Room
- Five Bedrooms (One with En-Suite Shower Room)
- Family Bathroom & Separate Shower Room
- Double Garage & Parking
- Enclosed Rear Garden

Guide Price: £595,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL with door to front aspect, radiator, staircase rising to first floor with under stairs storage cupboard, alarm system.

DOWNSTAIRS CLOAKROOM with double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Heated towel rail, tiled flooring,

STUDY 9'6" x 9'1" (2.89 m x 2.77 m) with double glazed window to side aspect, radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 23'4" x 14'2" (7.10 m x 4.33 m) **Kitchen area** - with double glazed window to side aspect. Fitted with a modern matching range of wall and base units, drawers and granite worksurfaces over. Inset 1 1/4 single drainer sink unit, fitted double electric oven, five ring gas hob with extractor hood above, plumbing for dishwasher, central island with further storage units, matching worksurfaces over and extended breakfast bar. Radiator.

Family area - with double glazed French doors and window to rear garden, radiator, tiled flooring.

UTILITY ROOM 6'8" x 5'10" (2.03 m x 1.79 m) with wall mounted units, worktop with plumbing & space for appliances below, door leading to side garden, radiator, tiled flooring.

LIVING ROOM 20'7" x 12'2" (6.27 m x 3.70 m) A dual aspect room with double glazed window to front aspect and French doors opening to rear garden. Two radiators, feature gas fireplace.

FIRST FLOOR LANDING with double glazed window to front aspect, access to loft, airing cupboard, radiator.

BEDROOM ONE 13'10" x 13'9" (4.21 m x 4.20 m) maximum measurements. With double glazed window to front aspect, radiator, fitted bedroom furniture to one wall comprising four double wardrobes. Door to:-

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

BEDROOM TWO 11'11" x 10'2" (3.62 m x 3.10 m) with double glazed window to rear aspect, radiator.

BEDROOM THREE 11'1" x 10'3" (3.38 m x 3.12 m) with double glazed window to rear aspect, radiator.

BEDROOM FOUR 12'2" x 10'3" (3.72 m x 3.12 m) with double glazed window to rear aspect, radiator.

BEDROOM FIVE 9'11" x 9'11" (3.03m x 3.02m) with double glazed window to front aspect, built-in shelving, radiator.

REFITTED BATHROOM with a four piece suite comprising panel enclosed bath, separate shower cubicle, low level WC and vanity unit with inset wash hand basin. Heated towel rail, double glazed window to side aspect.

REFITTED SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Heated towel rail, double glazed window to front aspect.

EXTERIOR To the front of the property you will find a garden and spacious driveway leading to a double **GARAGE** with two electric doors, power and light connected and personnel door. Gated access on both sides of the house leads to an established landscaped rear garden with paving, lawn, borders with a variety of mature plants and shrubs, and further side garden consisting of raised beds.

AGENTS NOTE The vendors have advised that there is full fibre connected to the property and Smart electricity, gas and water meters.

Please note that all but the first garden photographs were taken in the summer 2023.

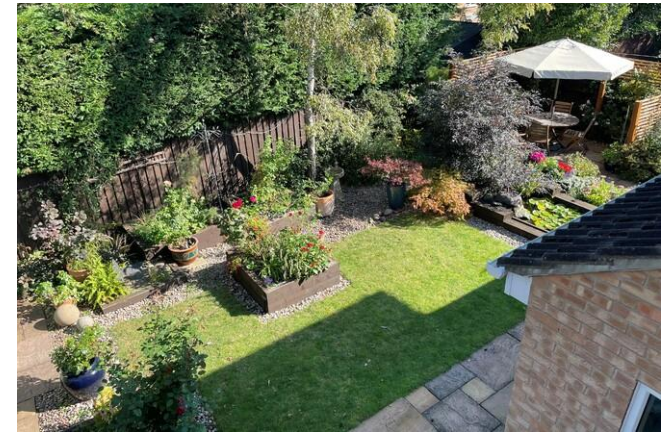
Tenure The property is Freehold

Council Tax Band F **EPC** C (69/77)

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

Ref MJW/6851





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.