

Briery Fields, Witchford, Ely, Cambridgeshire CB6 2JP

Pocock + Shaw

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A beautifully presented five bedroom, three reception room, detached family home with off road parking, double garage and enclosed rear garden, situated in this popular central village location.

- Detached Family Home
- Three Reception Rooms
- Five Bedrooms (One with En-Suite)
- Family Bathroom
- Double Garage & Parking
- Enclosed Rear Garden
- Central Village Location

Guide Price: £495,000









WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway.

ENTRANCE HALL With staircase rising to first floor and understairs storage and cupboard. Opaque double glazed window to front aspect, Amtico flooring, radiator. Door to:-

LOUNGE/DINING ROOM 24'8" x 12'3" (7.52 m x 3.74 m) A dual aspect room with double glazed window to front and French doors to rear leading into the garden, radiator, feature open fireplace, laminate flooring.

FAMILY ROOM 11'0" x 9'11" (3.36 m x 3.02 m) With double glazed window to rear and double doors into hallway. Radiator.

KITCHEN/BREAKFAST ROOM 13'11" x 10'11" (4.25 m x 3.32 m) Dual aspect with double glazed windows to side and rear. Fitted with a range of matching wall and base units with worktop space over, tiled splashbacks and inset sink unit with mixer tap. Integrated four-ring Smeg hob with overhead stainless steel extractor hood, integrated oven and microwave, integrated dishwasher and laminate flooring. Door to:-

UTILITY ROOM With door leading through to the garden. Wall and base units, worktop, sink unit with mixer tap, space for washing machine and tumble drier,

DOWNSTAIRS CLOAKROOM With opaque double glazed window to side aspect. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator, tiled flooring.

STUDY 9'10" x 7'10" (3.00 m x 2.38 m) With access to loft, double glazed window to the side, radiator, laminate flooring.

FIRST FLOOR LANDING With access to loft which is partially boarded with shelving, airing cupboard housing water tank, double glazed window to front aspect.

BEDROOM ONE 14'6" x 10'0" (4.42 m x 3.04 m) With double glazed window to rear, fitted wardrobes, radiator. Door to:-

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

BEDROOM TWO 12'3" x 12'1" (3.74 m x 3.69 m) With double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM THREE 12'2" x 9'10" (3.72 m x 3.00 m) With double glazed window to front aspect, built-in wardrobe with sliding doors, radiator.

BEDROOM FOUR 8'9" x 8'8" (2.66 m x 2.65 m) With double glazed window to rear aspect, radiator.

BEDROOM FIVE 9'1" x 6'6" (2.76 m x 1.99 m) With double glazed window to front aspect, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising side panelled 'P' shaped bath with overhead shower head, low level WC and wash hand basin with mixer tap. Tiled splashback surrounds, towel rail, opaque double glazed window to front aspect, tiled flooring and spotlights.

EXTERIOR The property has two side-by-side parking spaces leading to the double garage. Side gated access leads into the rear garden which is fully enclosed by wooden fence panels and brick wall with an area laid to lawn, decking area, variety of greenery, raised beds and the oil storage tank.

DOUBLE GARAGE 17'11" x 17'5" (5.45 m x 5.32 m) With two separate up and over doors and housing the oil fired boiler with side access leading into the garden via a side passageway. There is also a water tap and electricity connected.

Tenure	The property is Freehold
Council Tax	Band F **EPC** D (58/65)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	CWH-7429
















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.

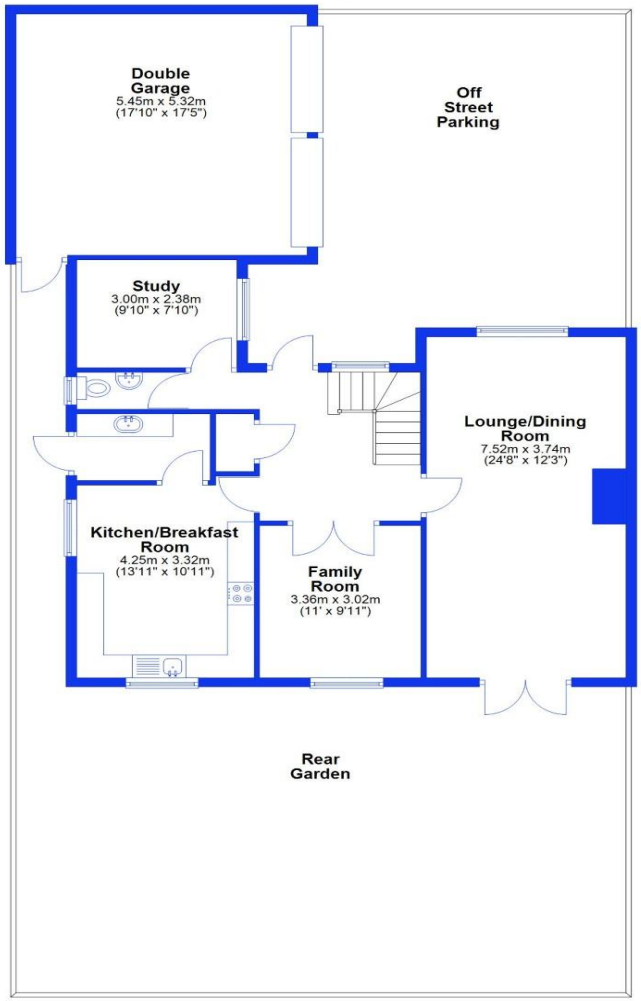
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The Property Ombudsman The Property Ombudsman LETTINGS Pocock+Shaw

Ground Floor

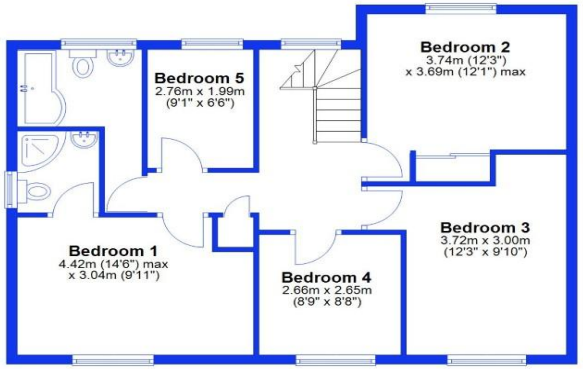
Main area: approx. 79.6 sq. metres (856.5 sq. feet)

Plus garages, approx. 29.0 sq. metres (311.8 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



Main area: Approx. 152.0 sq. metres (1636.0 sq. feet)

Plus garages, approx. 29.0 sq. metres (311.8 sq. feet)

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