



Church View, Witchford, Ely, Cambridgeshire CB6 2HH

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A beautifully presented four double bedroom detached family home with two en-suites, study and utility room situated on a generous corner plot with a beautiful landscaped garden in the heart of this thriving village.

- Entrance Hallway
- Study
- Living Room
- Utility Room and Cloakroom
- Kitchen/Dining Room
- Four Double Bedrooms, Two En-Suite
- Family Bathroom
- Side and Rear Gardens
- Garage With Power
- Parking for Several Vehicles

Offers in region of: £450,000



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. Along with a local café and access to shops/companies on the Lancaster Way Business Park.

ENTRANCE LOBBY Entrance door leading to entrance lobby with bespoke feature built-in bench, double radiator, wood exposed flooring, door leading to the garage and door leading to;

LIVING ROOM 17'3" x 10'10" (5.26 m x 3.29 m) The living room is in two parts, with the main area having a UPVc window to front aspect, solid fuel burner with feature surround and wood flooring. Leading to;

SUN ROOM 12'4" x 7'5" (3.75 m x 2.25 m) Offering a Velux window, patio doors opening up to the raised decking area, wood flooring and double radiator.

STUDY With UPVc glazed window to rear aspect and wooden flooring.

INNER HALL Stairs leading to first floor, UPVc window to side aspect and UPVc window to rear. Sliding doors open to the large kitchen/dining area.

KITCHEN/DINING ROOM 25'9" x 11'6" (7.85 m x 3.51 m) The dining area has a floor to ceiling radiator and wood exposed flooring. Opening to the recently fitted kitchen, complete with a range of matching base and wall units with high gloss doors and Chamomile Stone work surface over. Built in double fridge and double freezer, breakfast bar, stainless steel sink, integrated dishwasher, space for cooker and RangeMaster extraction canopy over. Laminate flooring and door leading to;

UTILITY ROOM 10'1" x 7'5" (3.08 m x 2.27 m) Fitted with a range of base and wall units and stainless steel sink. Plumbing for washing machine, tiled splash back and ceramic tiled flooring. UPVc glazed window to front aspect.

DOWNSTAIRS CLOAKROOM Fitted with a two-piece suite comprising low-level WC and wash hand basin. Opaque UPVc window to rear aspect, single radiator and built-in double door cloak cupboard with shelving and hanging space.

FIRST FLOOR LANDING

BEDROOM ONE 16'1" x 10'2" (4.91 m x 3.10 m) Four door sliding wardrobe with over-head storage and hanging space. Single radiator, vinyl flooring and UPVc glazed window to rear aspect. Sliding door opening to;

EN SUITE Comprising of low level WC, wash hand basin, double shower, tiled splashback, heated towel rail and laminate flooring.

BEDROOM TWO 12'10" x 12'8" (3.90 m x 3.85 m) With UPVc window to front aspect, single radiator and exposed wood flooring.

EN SUITE Comprising of a three piece suite, low level WC, wash hand basin and corner shower cubicle. Tiled splashback, heated towel rail and wood flooring.

BEDROOM THREE 16'1" x 9'1" (4.91 m x 2.76 m) With UPVc window to front aspect, single radiator and laminate flooring.

BEDROOM FOUR 12'8" x 12'4" (3.86 m x 3.76 m) With UPVc window to front aspect, single radiator, laminate flooring and built-in double wardrobe with sliding doors. Useful over-stairs storage cupboard housing MegaFlow unit.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with side mixer tap. Vinyl flooring, opaque UPVc window to rear aspect and single radiator.

EXTERIOR The plot and position of this property is certainly a feature to be noted, as it is nestled on a generously sized corner plot with a large front garden, hedgerow bushes to the right hand side and gated access leads to the storage area which in turn leads to the rear garden. To the left elevation there is gated access which leads to a further storage area. There is off-road parking for several cars and a garage with an electric rolling door, power and lighting and a personal door leading to the rear garden.

The rear garden is stunning and offers an excellent size for a growing family. The main garden space, situated directly behind the property has a raised decking area, a timber shed to the side, hard standing for greenhouse, and a lawned area with established shrubs and borders leading to the side garden where there is a further seating area enclosed by a built brick wall and conifers, steps leading to utility and side elevation.



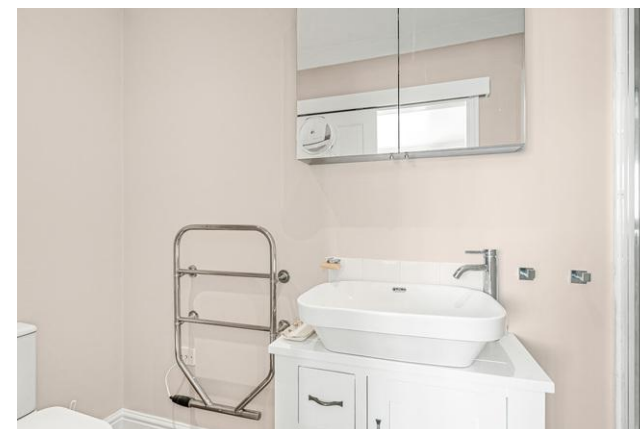
Tenure - The property is Freehold

Council Tax - Band C

EPC D (66/72)

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

Ref MJW-7508



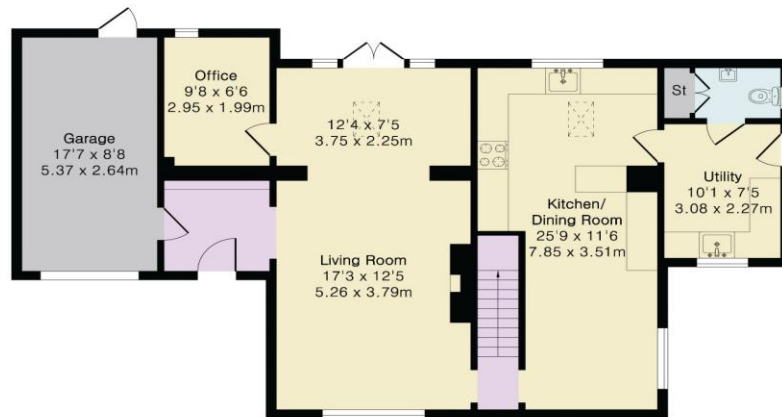
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



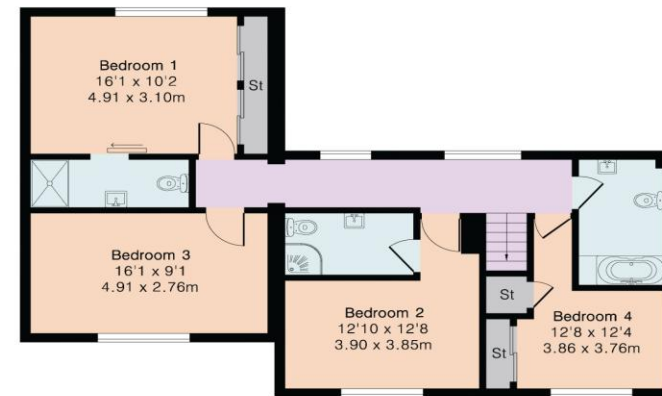
**Approximate Gross Internal Area 1824 sq ft - 169 sq m
(Including Garage)**

Ground Floor Area 1026 sq ft – 95 sq m

First Floor Area 798 sq ft – 74 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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