

Guide Price
£410,000 - £420,000

'Rivendell', Ely Road, Witcham Toll,
Ely, Cambridgeshire CB6 2AA



To arrange a viewing call us now on 01354 694900

This DECEPTIVELY SPACIOUS four bedroom DETACHED bungalow is set on a FABULOUS PLOT of approx. ½ an acre of mature garden plus there are two single garages an abundance of off road parking and many OUTBUILDINGS.

The accommodation comprises spacious entrance hall, kitchen with conservatory off, living room with conservatory off, luxury modern bathroom, three double bedrooms and one single.

There is so much VERSATILITY and SPACE on offer that this would make an ideal family bungalow.

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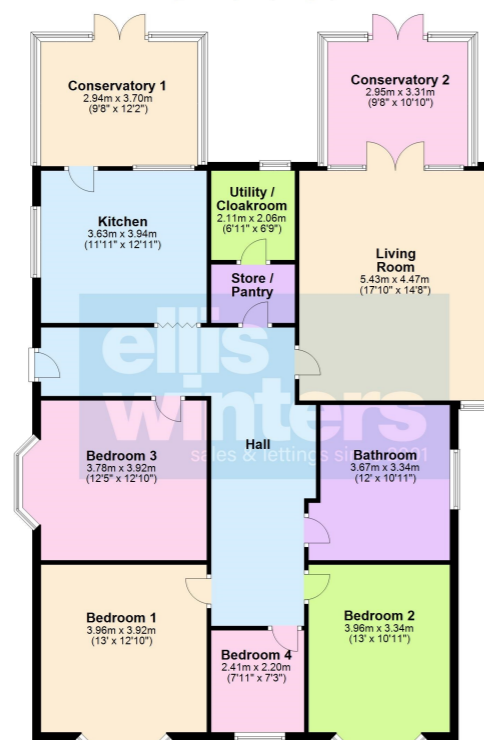
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Approx. 155.5 sq. metres (1673.9 sq. feet)



Total area: approx. 155.5 sq. metres (1673.9 sq. feet)

KITCHEN/BREAKFAST ROOM
 3.94m (12'11") x 3.63m (11'11")
 Fitted with a matching range of wall and base units housing eye level double electric oven with four ring gas hob which has extractor over, space for fridge/freezer and plumbing for dishwasher, window to side and rear, door into conservatory.

CONSERVATORY 1
 3.70m (12'2") x 2.94m (9'8")
 Upvc double glazed construction with tiled floor, air conditioning unit, double doors out to garden.

LIVING ROOM
 5.43m (17'10") x 4.47m (14'8")
 Window to front, working open fireplace, air conditioning unit.

CONSERVATORY 2
 3.31m (10'10") x 2.95m (9'8")
 Upvc construction with double doors leading out to the rear garden.

UTILITY/CLOAKROOM
 2.11m (6'11") x 2.06m (6'9")
 Plumbing for washing machine, vent for tumble drier, low level WC and hand wash basin. Window to rear.

STORE/PANTRY
 1.98m (6'6") x 1.39m (4'7")
 Shelving and door into utility/cloakroom.

BEDROOM 1
 3.96m (13') x 3.92m (12'10")
 Bay window to front.

BEDROOM 2
 3.96m (13') x 3.34m (10'11")
 Bay window to front.

BEDROOM 3
 3.92m (12'10") x 3.78m (12'5")
 Bay window to side.

BEDROOM 4
 2.41m (7'11") x 2.20m (7'3")
 Window to front. Used as an office by our seller.

BATHROOM
 3.67m (12') x 3.34m (10'11")
 Fitted with a spa bath, modern double shower cubicle, low level WC and hand wash basin. There are fitted base units for storage plus window to side.

OUTSIDE
 The property is positioned along the A142 at Witcham Toll and the front is enclosed by hedging and a driveway provides off road parking and leads to the first single garage which has electric up and over door, power and light.

There is a right of way over the neighbouring garage forecourt which leads to the second single garage which has electric up and over door and a further set of gates leads into the rear garden where there is additional parking if required.

The mature garden is laid mainly to lawn with various sheds and outbuildings, a greenhouse, allotment area, ornamental pond full of fish plus various shrubs and trees.

All outbuildings have lights and power, and rear garden buildings are all alarmed.

SERVICES
 Mains gas, electricity, water and drainage. The property has gas fired central heating. There are also solar panels at the property which are owned by the seller and will transfer with the property.

TENURE
 Freehold
 East Cambridgeshire District Council
 Tax band - D

Energy rating - B

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.