



12 West End, Wilburton
Ely

£365,000

RICHARD
BOOTH
ESTATE AGENTS



12 West End

Wilburton, Ely

A well presented and spacious semi detached house built as one of just a pair by a local builder in a non estate location. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room with fitted appliances, lounge/dining room, three good sized bedrooms with the principal bedroom having superb country views and an ensuite, and family bathroom.

Outside there is a driveway and lawned garden with an excellent, modern log cabin. The cabin consists of an open fronted, covered area leading onto the garden providing an excellent outdoor entertaining space whilst also having an enclosed room with electricity connected which is perfect for an office, studio or gym.

To fully appreciate the space and build quality of this perfect family home a viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Rating: C

- Well Presented Semi Detached House
- One Of A Pair In Non Estate Location
- 3 Good Sized Bedrooms (1 Ensuite)
- Modern Log Cabin Providing Office/Outdoor Entertaining Space
- Well Appointed Kitchen/Breakfast Room
- Spacious Lounge/Dining Room
- Superb First Floor Views To Rear
- Driveway And Garden



Entrance Hall

With door to front, stairs to first floor, tiled floor.

Cloakroom

With window to front, low level WC, pedestal wash basin, radiator.

Kitchen/Breakfast Room

With window with shutters to front, fitted with a range of modern wall and base level storage units and drawers with oak worksurfaces, butler sink, built in electric oven, hob and extractor hood, fridge/freezer and washing machine, oil fired central heating boiler, radiator.

Lounge/Dining Room

With window and French doors onto rear garden, understairs storage cupboard with electricity, plumbing and extractor fan connected, two radiators.

First Floor Landing

With access to loft, double airing cupboard with hot water cylinder.

Bedroom 1

With window to rear with superb, far reaching views across countryside, radiator.

En-suite

With window to side, low level WC, pedestal wash basin, shower cubicle, heated towel rail.

Bedroom 2

With window to front, radiator.

Bedroom 3

With window to front, radiator.

Bathroom

With window to rear, low level WC, pedestal wash basin, bath with shower attachment from the taps, heated towel rail.



Outside

To the rear there is a lawned garden with an excellent, modern log cabin with a high speed Ethernet connection wired directly from the house. The cabin consists of an open fronted, covered area leading onto the lawn providing an excellent outdoor entertaining space whilst also having an enclosed room with electricity connected which is perfect for an office, studio or gym. Gated pedestrian access leads to the front.

To the front of the house is a gravelled driveway providing ample off street parking.





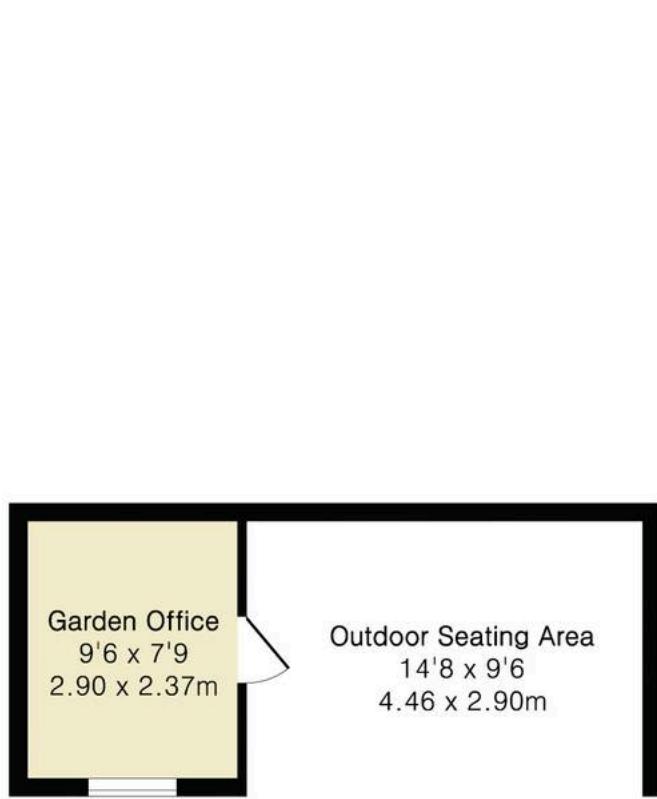


**Approximate Gross Internal Area 974 sq ft - 90 sq m
(Excluding Outbuilding)**

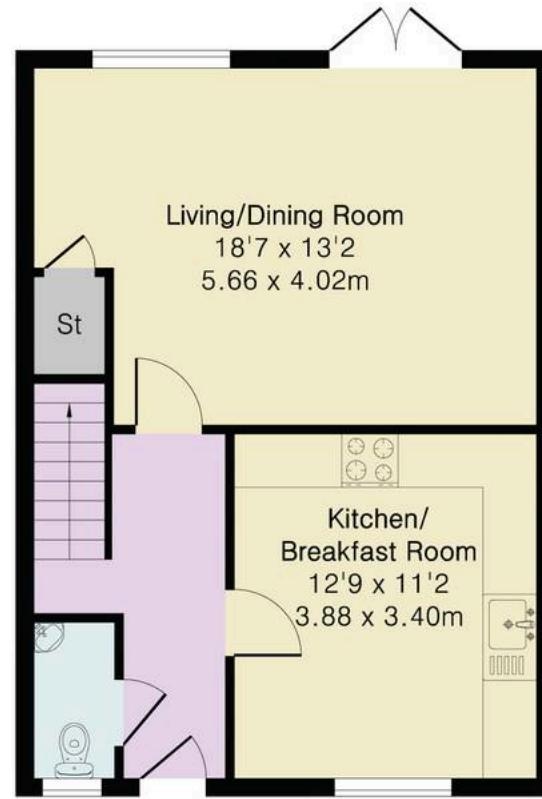
Ground Floor Area 487 sq ft - 45 sq m

First Floor Area 487 sq ft - 45 sq m

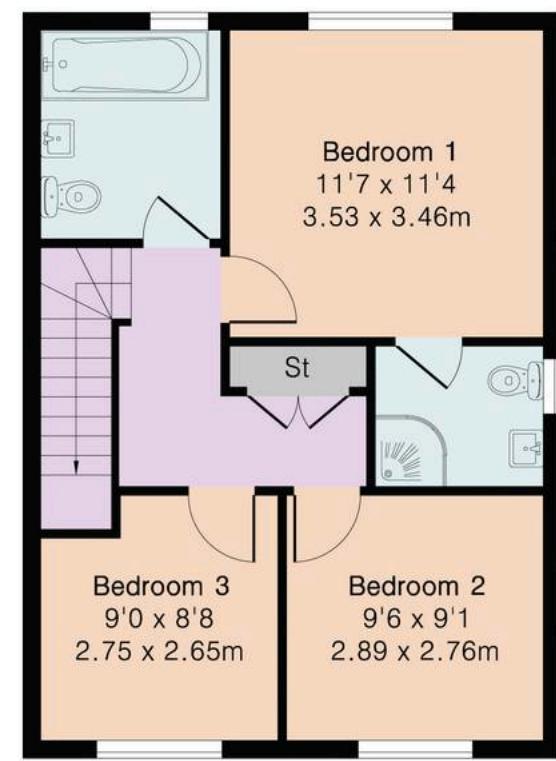
Outbuilding Area 74 sq ft - 7 sq m



Outbuilding



Ground Floor



First Floor



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These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

