



Berristead Close, Wilburton, CB6 3RS

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Berristead Close, Wilburton Ely, Cambridgeshire CB6 3RS

A four double bedroom new build detached family home offering excellent spacious accommodation throughout and situated on a generous corner plot in this much sought after south Ely village.

- Entrance Hallway
- Living Room
- Open Plan Kitchen / Diner
- Family Room
- Study
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom
- Oil Fired Heating
- Extensive Corner Plot

Guide Price £380,000



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE HALL Opaque UPVc glazed entrance door leading into hallway with further opaque full length glass window to front. Single radiator, laminate flooring, stairs leading to first floor.

LIVING ROOM 15' 4" x 13' 3" (4.68m x 4.06m) with UPVc glazed window to front and UPVc patio doors opening to side garden. Double radiator, feature solid fuel burner.

STUDY 9' 4" x 6' 5" (2.86m x 1.97m) with UPVc glazed window to front. Wall mounted fuse box, single radiator, laminate flooring.

CLOAKROOM with opaque UPVc window to side. Fitted with a two piece suite comprising low level WC, wash hand basin with vanity unit below, laminate flooring and single radiator.

FAMILY ROOM 14' 4" x 10' 1" (4.37m x 3.08m) with UPVc glazed patio doors opening to rear terrace. Double radiator.

OPEN PLAN KITCHEN / DINER 18' 7" x 15' 11" (5.68m x 4.87m) This room is certainly a feature to be noted as it offers ideal entertainment and family space. The kitchen area has sunken spotlights and is fitted with an attractive modern range of high gloss base and wall units with splashbacks, work surfaces and one and half stainless steel sink with mixer taps. Built in four ring electric induction hob, built in double oven

and stainless steel extractor canopy over. Built in dishwasher. Further built in units with full length fridge and freezer. Useful understair cupboard and laminate flooring.

Dining area with three UPVc glazed windows overlooking the rear garden and UPVc patio doors opening to rear terrace. Three velux skylights, double radiator. Breakfast bar and laminate flooring.

UTILITY ROOM with personal door to side. Fitted with a base unit with worktop space over, inset stainless steel sink unit with mixer tap, floor mounted boiler and laminate flooring, extractor fan, single radiator.

FIRST FLOOR LANDING with built in airing cupboard.

MASTER BEDROOM 13' 4" x 12' 4" (4.07m x 3.78m) with UPVc window to front. Single radiator. Door leading to:-

EN-SUITE SHOWER ROOM with opaque UPVc glazed window to front. Fitted with a three piece suite comprising low level WC, wash hand basin set on vanity unit, corner shower cubicle, tiled splashback, shaver point, light and mirror. Laminate flooring.

BEDROOM TWO 13' 0" x 9' 11" (3.98m x 3.04m) with UPVc glazed window to rear. Single radiator.

BEDROOM THREE 9' 4" x 13' 6" (2.86m x 4.13m) narrowing to 1.86m x 4.13m) with UPVc window to rear. Single radiator.

BEDROOM FOUR 10' 3" x 9' 4" (3.13m x 2.86m) with UPVc glazed window to front. Single radiator and access to loft.



FAMILY BATHROOM with opaque UPVc glazed window to rear, fitted with a three piece suite comprising low level WC, wash hand basin with his and hers drainer and built in vanity unit below & light, mirror and shaver point above. Bath with mixer tap and shower attachment, tiled splashbacks, heated towel rail and laminate flooring.

EXTERIOR The property is situated on a large corner plot with ample off road parking on a gravel driveway to the front, extensive lawned garden to side leading to the rear garden.

The rear garden has a terraced area with steps leading to the mainly lawned garden which is enclosed by wood panel fencing. Raised flower beds and oil tank situated at the rear. Outside tap.

AGENTS NOTE:

The property has a 10 year Builders Warranty



Services Mains water, drainage and electric are connected

Tenure The property is freehold

Council Tax Band tbc

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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