Field End, Witchford
Ely, Cambridgeshire CB6 2XE

A well appointed detached four bedroom family home set on a generous corner plot with double garage and spacious garden.

- Entrance Hall & Cloakroom
- Two Reception Rooms
- Kitchen & Conservatory
- Four Bedrooms (Including Master with En-Suite)
- Family Bathroom
- Driveway & Double Garage
- Set On A Corner Plot
- Gardens to Front and Rear
- Solar Panels Installed

Guide Price: £355,000
WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL with entrance door to front, stairs to first floor, radiator.

CLOAKROOM Fitted with low level WC and wash hand basin.

DINING ROOM 10' 11" x 10' 0" (3.35m x 3.05m) with double glazed window to front, radiator.

SITTING ROOM 16' 11" x 11' 1" (5.18m x 3.39m) with double glazed window to front aspect, radiator. Patio doors to rear garden.

KITCHEN 16' 0" x 8' 11" (4.88m x 2.74m) with 1 1/4 bowl sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, gas hob and extractor hood above, plumbing for washing machine and dishwasher, breakfast bar, tiled splashback, tiled flooring, radiator. Double glazed window to rear aspect. Door through to:-

CONSERVATORY 10' 11" x 10' 0" (3.35m x 3.05m) Of brick and UPVc construction with French doors to rear garden

FIRST FLOOR LANDING
BEDROOM ONE 10' 0" x 10' 0" (3.05m x 3.05m) with built-in wardrobes, double glazed window to rear, radiator

EN-SUITE SHOWER ROOM with updated suite comprising double size shower cubicle, low level WC, pedestal hand basin, radiator, tiled splashback, double glazed window to rear.

BEDROOM TWO 10' 0" x 8' 11" (3.05m x 2.74m) with built-in wardrobes, double glazed window to front, radiator.

BEDROOM THREE 10' 11" x 8' 0" (3.35m x 2.44m) with double glazed window to front, radiator.

BEDROOM FOUR 8' 11" x 6' 0" (2.74m x 1.83m) with double glazed window to rear, radiator.

FAMILY BATHROOM Fitted with a suite comprising panel bath with shower above, low level WC, pedestal wash hand basin, radiator, tiled splashback, double glazed window to rear.

EXTERIOR The property is well positioned within a corner plot with an open plan garden to front with a spacious driveway leading to a double garage with 2 metal up and over doors, light and power connected. Gated access leads to a fully enclosed rear garden which is predominantly laid to lawn with 2 paved patio areas and well maintained borders containing a selection of plants and shrubs.

AGENTS NOTE The property is fitted with a 16 panel PV system. Details as follows:-

The PV System has 16 panels and the declared net capacity is 3.68kw. It was installed 28 February 2012. This is currently registered with Good Energy who are responsible for paying the Feed-in and Export Tariffs which are currently 49.93p/kW generated and 4.91p/kW exported (it is deemed that you export 50% of that generated).

Up to the 18th June the system has generated 16,410.41kW providing a Tax Free income of £8,046.43. On top of this you will also save on your electricity bill by using the energy as it is generated.

The contract has a further 20 years to run with a potential income over that period in excess of £40,000.

The ownership of the system will be transferred to the new owner on completion of the house sale along with all relevant documentation.
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.