



High Street, Witcham, Ely, CB6 2LQ

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## Wishing Well, 15A High Street Witcham, Ely, Cambridgeshire CB6 2LQ

A beautifully presented and recently extended four bedroom detached family home. Situated on a generous plot with potential to extend further (STP) and located in the heart of this much sought after village.

- Generous Plot with Extensive Gardens to Front, Side & Rear
- Sitting Room & Snug
- Open Plan Kitchen / Dining Room
- Utility Room & Cloakroom
- Four Bedrooms (Master Bedroom with En-Suite Shower Room)
- Family Bathroom
- Gated Access & Gravelled Driveway
- Tandem Length Garage

**Offers In Excess: £475,000**



**WITCHAM** The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include an active Village Hall, the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

**ENTRANCE HALL** Double glazed entrance door, full length stained glass feature window to front, herringbone style ceramic tiled flooring, staircase rising to first floor, useful storage recess with double glazed window to front.

**Agents Note:** The ground floor has underfloor heating throughout.

**SITTING ROOM** 18' 3" x 13' 6" (5.58m x 4.12m) Dual aspect room with double glazed windows to front and rear and double glazed patio doors opening to rear. Oak flooring, open feature fireplace with tiled hearth, sunken spotlights to ceiling, dimmer switch.

**SNUG** 11' 8" x 9' 7" (3.57m x 2.93m) with double glazed window to front.

#### **OPEN PLAN KITCHEN / DINING ROOM**

**KITCHEN AREA** 11' 8" x 9' 9" (3.58m x 2.98m) Fitted with an attractive Shaker range of wall and base units with granite work surface over, inset 1 & 1/2 bowl sink with mixer tap, built-in appliances include larder fridge, double oven and induction four ring induction hob with Bosch stainless steel extractor hood over and glass splashback. Wine rack, continuation of the tiled herringbone flooring through to :-

**DINING AREA** 20' 8" x 11' 11" (6.32m x 3.64m) with high ceilings, solar power operated velux windows and sunken spotlights, double glazed window to rear and double glazed patio doors opening to rear patio. Tiled flooring, feature multi-fuel burner.

**UTILITY ROOM** with opaque double glazed door to side. Fitted with a range of wall base units with granite work surfaces and stainless steel single drainer sink unit with mixer tap over, plumbing for washing machine, tiled flooring. Built-in cupboard housing the underfloor heating system and fuse box.

**CLOAKROOM** with opaque double glazed window to side. Fitted with a two piece suite comprising low level WC and wash hand basin with mixer taps and vanity cupboard below. Tiled splashback, heated towel rail, built-in cupboard with hanging space and shelving, shoe rack, tiled flooring.

**LARGE OPEN PLAN FIRST FLOOR LANDING** with double glazed window to front, sunken spotlights, built-in double airing cupboard housing water cylinder and slatted shelves.

**MASTER BEDROOM** 9' 6" x 9' 3" (2.90m x 2.84m) with double glazed window to rear. Laminate walnut flooring, opening to:-

**EN-SUITE** Fitted with a two piece suite comprising vanity unit with inset wash hand basin and double walk-in shower cubicle with drencher style shower head. Tiled splashbacks, shaver point, heated towel rail, ceramic tiled flooring.

**BEDROOM TWO** 9' 6" x 9' 6" (2.92m x 2.92m) with double glazed window to front, wall mounted electric heater, useful storage recess.

**BEDROOM THREE** 9' 10" x 9' 6" (3.02m x 2.92m) with double glazed window to rear. Built-in double wardrobe with two single doors and hanging space in each, electric radiator.

**BEDROOM FOUR** 10' 9" x 8' 4" (3.28m x 2.55m) with double glazed window to rear. Electric radiator.

**FAMILY BATHROOM** with opaque double glazed window to rear. Fitted with an attractive four piece suite comprising low level WC, vanity unit with inset wash hand basin, corner shower cubicle with drencher shower head over and corner bath with side mixer taps. Tiled splashbacks, heated towel rail, shaver point, vinyl flooring.

#### **EXTERIOR**

The plot is certainly a feature to be noted. It is nestled in a very generous plot with a large lawned front garden and gated access to gravel driveway allowing off road parking for numerous vehicles which in turn leads to the garage.

**TANDEM GARAGE** 27' 7" x 12' 7" (8.42m x 3.85m) with electric up and over door, power and lighting, personal door to rear garden.

#### **REAR GARDEN**

There is gated access to the right hand side of the property which allows for secure parking, ideal for motorhome or caravan, which in turn leads to further gated access to the rear garden.

Adjacent to the garage is a covered area and gravelled pathway leading to the side garden which has been beautifully landscaped with a variety of plant and shrub borders, log shed, dog run, raised beds and lawned garden. Raised decking area and steps leading down to main rear garden.

The rear garden is predominantly laid to lawn with a variety of plant and shrub borders, raised beds, outside lighting and outside tap.

#### **AGENTS NOTE**

Fitted CCTV to external areas and in garage, which will be included in the sale.

The single storey extension to the rear, currently housing the Dining Room, has foundations for two storeys and previous planning permission to extend over.





**Tenure** The property is freehold

**Council Tax** E

**EPC Rating** To be confirmed

**Viewing** By Arrangement with Pocock & Shaw  
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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

