



Common Road, Witchford, CB6 2HY

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Residential sales, lettings & management

Common Road, Witchford, Ely Cambridgeshire CB6 2HY

Previously a two bedroom bungalow and now a truly beautiful four/five bedroom detached family home with modern high specifications throughout and benefitting from ample parking to the front and good size rear garden.

- Open Plan Spacious Entrance Hall
- Sitting Room
- Kitchen / Dining / Family Room
- Office / Bedroom Five
- Utility Room / Cloakroom
- Four Bedrooms (Two with En-Suites)
- Family Bathroom
- Ample Off Road Parking
- Enclosed Rear Garden

Guide Price: £545,000



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.

The current owners have transformed a small two bedroom detached bungalow into this fabulous four / five bedroom family home with every part of the property being modernised, extended and created on. The position of the property is ideal as it is just a short walk from Witchford Village College and the village centre.

ENTRANCE HALL with entrance door to front, spotlights to ceiling, two radiators, useful understair storage cupboard, engineered oak flooring, alarm panel, leading into:-

INNER HALL Open plan to create a light spacious area leading to all main reception rooms. Staircase rising to first floor.

SITTING ROOM 19' 8" x 13' 0" (6.00m x 3.98m) with double glazed patio doors opening to rear garden, two radiators, engineered oak flooring.

OFFICE/BEDROOM FIVE 10' 1" x 7' 9" (3.09m x 2.37m) Currently being used as a gym with double glazed window to front, spotlights, radiator, engineered oak flooring.

KITCHEN / DINING ROOM / FAMILY ROOM

KITCHEN/DINING AREA 21' 11" x 15' 7" (6.70m x 4.77m)
This is certainly a feature to be noted as it offers an excellent family area. The Kitchen is fitted with a modern high gloss range of wall and base units with worktop space over, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, double oven, inset four ring induction hob with extractor canopy over, metro style tiled splashbacks, built-in dishwasher, breakfast island with seating space for four people and further base units and drawers. Space for American style fridge freezer (subject to measurements), radiator, engineered oak flooring which continues through to:-

DINING AREA/FAMILY ROOM 12' 7" x 9' 6" (3.85m x 2.91m) with double radiator, opens up to family area currently being used as the Dining room, double glazed window to side, bi-fold doors opening to rear garden, further patio doors opening to side patio. Two velux windows, radiator, engineered oak flooring.

UTILITY ROOM with double glazed window to front and double glazed door to side. Fitted with base units, plumbing for washing machine, space for tumble dryer, wall mounted boiler, radiator, space for fridge/freezer, engineered oak flooring.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Extractor fan, tiled splashbacks, spotlights, radiator, ceramic tiled flooring.

BEDROOM FOUR 11' 5" x 9' 6" (3.50m x 2.92m) with double glazed window to front. Radiator, single wardrobe with overhead storage and hanging space, engineered oak flooring.

BEDROOM THREE 12' 4" x 8' 4" (3.78m x 2.55m) with double glazed window, radiator, double wardrobe with overhead storage and hanging space, engineered oak flooring.

BATHROOM

Fitted with an attractive four piece suite comprising low level WC, vanity unit with inset wash hand basin, panel enclosed bath with cascading side tap and shower cubicle, tiled splashbacks, radiator, double glazed window to front, heated towel rail, shaver point, ceramic tiled flooring.

FIRST FLOOR LANDING

BEDROOM TWO 15' 3" x 11' 9" (4.65m x 3.60m) with double glazed window to rear, radiator, two built-in wardrobes with overhead storage and hanging space.

EN-SUITE with velux window. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and shower cubicle. Tiled splashbacks, heated towel rail, ceramic tiled flooring.

BEDROOM ONE 15' 3" x 13' 1" (4.65m x 4.01m) with double glazed window to front. Radiator, two built-in wardrobes with overhead storage and hanging space, built-in airing cupboard, useful recess ideal for dressing table.

EN-SUITE

Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and shower cubicle. Tiled splashbacks, extractor fan, shaver point, ceramic tiled flooring and velux window.

EXTERIOR

The property is enclosed by slatted fencing with a block paved driveway providing off road parking which in turn leads to a gravelled area ideal for further off road parking if required. Side gated access either side of the property which leads to the rear garden. The rear garden consists of a stylish patio area directly from the Sitting room, established trees, plant and shrub borders, timber shed and pergola.





TENURE The property is freehold.
VIEWINGS By appointment with Pocock & Shaw
REF MJW/6266

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