

Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW

Pocock + Shaw

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Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW

A beautifully presented three double bedroom family home with wonderful open plan living, vaulted bedroom ceiling, study and utility room.

- Entrance Porch
- Open Plan Living Room/Dining Room & Kitchen
- Study & Utility Room
- Three Double Bedrooms (One with En-Suite)
- Family Bathroom
- Off Road Parking
- Landscaped Rear Garden

Guide Price: £359,950









WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway. Along with a local café and access to shops/companied on the Lancaster Way Business Park.

ENTRANCE PORCH With welcome mat, cupboard housing fuse box, wood flooring which continues through to:-

OPEN PLAN LIVING ROOM/DINING ROOM & KITCHEN

LIVING ROOM 15'0" x 13'2" (4.58 m x 4.02 m) With double glazed window to front aspect, sunken spotlights, staircase rising to first floor with useful storage recess under, wood flooring continuing through to:-

DINING ROOM 15'0" x 8'11" (4.58 m x 2.71 m) With feature brick wall, bi-fold doors opening to rear garden with remote controlled blinds, sunken spotlights, through to:-

KITCHEN 11'3" x 9'6" (3.43 m x 2.90 m) Fitted with an attractive range of high gloss wall and base units with solid wood work surfaces over, breakfast bar, inset I& 1/2 sink unit with mixer tap over, integral dishwasher, integral full size fridge freezer, integral oven and four ring gas hob with extractor over. Wood flooring as before.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with cupboard below. Wood flooring, tiled splashbacks and extractor fan.

UTILITY ROOM 9'6" x 9'4" (2.90 m x 2.85 m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit, wall mounted Vaillant combi boiler, plumbing for washing machine and space for tumble dryer, space for fridge freezer. Ceramic tiled flooring.

STUDY 7'7" x 6'9" (2.30 m x 2.05 m) With double glazed window to front aspect, wood flooring.

AGENTS NOTE The ground floor has underfloor heating throughout.

FIRST FLOOR LANDING

BEDROOM ONE 23'8" x 9'6" (7.21 m x 2.90 m) With vaulted ceiling, Velux windows to rear and double glazed window to front aspect. Two radiators, storage into eaves, door to:-

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin with built-in cupboards and walk-in double shower with drencher shower head over. Extractor fan, tiled splashbacks, heated towel rail.

BEDROOM TWO 11'10" x 10'10" (3.61 m x 3.30 m) With double glazed window to front aspect, two built-in double wardrobes with overhead storage and hanging space, radiator.

BEDROOM THREE 8'11" x 6'4" (2.71 m x 1.94 m) Currently in use as a study with double glazed window to rear aspect and laminate flooring.

BATHROOM With double glazed window to rear aspect. Fitted with a fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel enclosed bath.

EXTERIOR To the front there is a block paved driveway allowing off road parking for up to 3 vehicles. Side gated access then leads to the rear.
The rear garden has been landscaped by the current owner to offer a tranquil outside seating area with feature pergola, built-in mood lighting, low maintenance lawn and further pergola and seating area. Directly from the bi-fold doors is a decking area. Timber shed.

Tenure - The property is Freehold

Council Tax - Band B **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7580









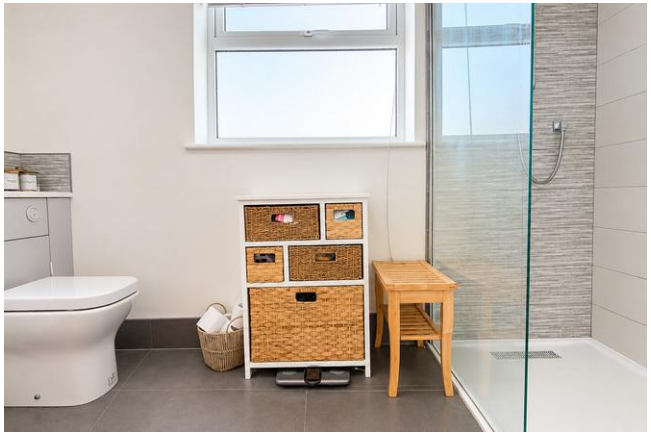














Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.

26 High Street, Ely, Cambridgeshire, CB7 4JU Tel: 01353 668091 Email: ely@pocock.co.uk **www.pocock.co.uk**

The Property Ombudsman The Property Ombudsman LETTINGS

Pocock+Shaw

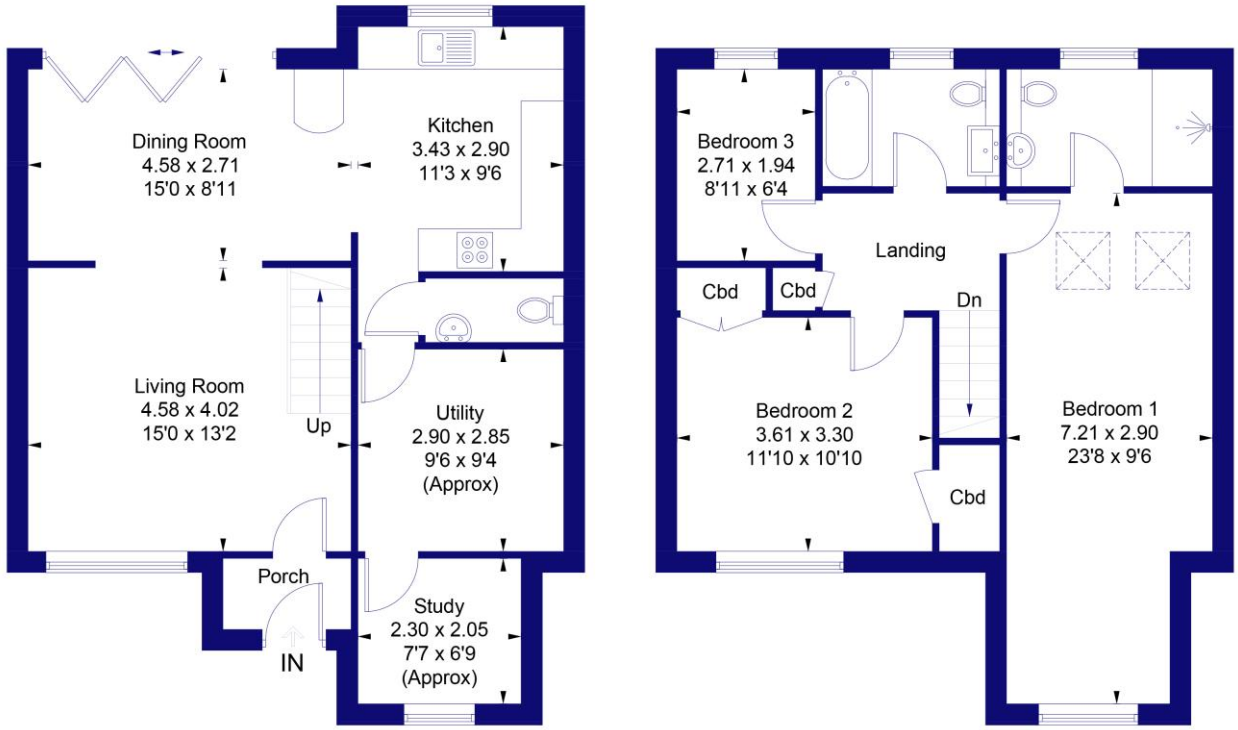






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Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft



Ground Floor

First Floor



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The Property Ombudsman The Property Ombudsman (LETTINGS)

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