



Wheats Close, Witchford, CB6 2JQ

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

## Wheats Close, Witchford, Ely, Cambridgeshire CB6 2JQ

A beautifully presented three/four bedroom semi-detached house situated on a generous plot in a small cul-de-sac of this popular village.

- Entrance Hall
- Sitting/Dining Room
- Recently Fitted Kitchen
- Utility Room & Downstairs Shower Room
- Study/Bedroom Four
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Large Corner Plot

**Guide Price: £319,995**



**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, staircase rising to first floor with useful storage recess under, radiator, wall mounted fuse box, engineered wood flooring.

**SITTING / DINING ROOM** 23' 11" x 12' 0" (7.30m x 3.67m) narrowing to 2.60m) Dual aspect room with double glazed windows to front and rear, two radiators, solid fuel burner, engineered wood flooring.

**KITCHEN** 9' 11" x 9' 11" (3.03m x 3.03m)  
Recently fitted with an attractive range of wall and base units with work surfaces over, inset 1 & 1/2 bowl sink unit with mixer tap over, tiled splashbacks, built-in appliances include four ring gas hob with extractor canopy over, double oven, dishwasher and fridge freezer. Double glazed window to rear, ceramic tiled flooring and door leading to:-

**UTILITY ROOM** 8' 1" x 7' 8" (2.47m x 2.35m) with double glazed window to rear and personal door to rear garden. Fitted with base units with work surfaces over, stainless steel single drainer sink unit with mixer tap over, plumbing for washing machine, radiator, ceramic tiled flooring. Door to:-

**DOWNSTAIRS SHOWER ROOM** Recently fitted with a modern three piece suite comprising low level WC, vanity unit with inset wash hand basin and corner shower cubicle. Tiled splashbacks, double glazed window to side, extractor fan, wall mounted gas boiler serving the central heating and hot water systems.

**STUDY / BEDROOM FOUR** 9' 7" x 8' 2" (2.93m x 2.50m) with double glazed window to front, radiator, engineered wood flooring.

**FIRST FLOOR LANDING** with double glazed window to side, built-in airing cupboard with slatted shelves, engineered wood flooring, access to loft.

**BEDROOM ONE** 12' 0" x 11' 5" (3.66m x 3.50m) with double glazed window to rear, radiator, built-in wardrobe with overhead storage and hanging space, laminate flooring.

**BEDROOM TWO** 12' 1" x 10' 4" (3.70m x 3.15m) with double glazed window to front, radiator, single wardrobe, laminate flooring.

**BEDROOM THREE** 9' 1" x 8' 2" (2.78m x 2.51m) with double glazed window to front, radiator, engineered wood flooring.

#### **FAMILY BATHROOM**

Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel enclosed bath with mixer tap and shower attachment over. Double glazed window to rear, tiled flooring.

#### **EXTERIOR**

The property has a paved front garden to allow off road parking for numerous vehicles. Gated access leads to the large corner plot with timber shed which has power and lighting, and feature patio area with pergola. The rear garden is predominantly laid to lawn with an excellent level of privacy, vegetable beds and greenhouse.

**TENURE** The property is freehold.

**COUNCIL TAX** Band C

**VIEWINGS** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**REF** MJW/6425





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. (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.

