



Warren Close, Wilburton, CB6 3QJ

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Warren Close, Wilburton Ely, Cambridgeshire CB6 3QJ

A spacious four double bedroom detached family home with three receptions and double garage situated on a small private close in this sought after north Cambridge village.

- Lounge with Wood Burning Stove
- Dining Room
- Study / Home Office
- Kitchen / Breakfast Room & Separate Utility Room
- Bedroom One with Dressing Area & En-Suite
- Bedroom Two with En-Suite
- Two Further Double Bedrooms
- Double Garage & Parking
- Good Size SW Garden
- Prime Village Location

Guide Price: £550,000



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely with easy access to the train station and 12 miles from Cambridge via the A10 or B1049. With access to open countryside, and green spaces, this family friendly village benefits from a primary school, variety of social groups and sport facilities, with a garden centre and café just a short stroll from the property.

ENTRANCE HALL

Entrance door leading to entrance hall with useful under stairs cupboard, further built in cloak cupboard, radiator, alarm panel and staircase rising to first floor.

SITTING ROOM 19' 9" x 13' 1" (6.02m x 3.99m)

Dual aspect room with windows to front and rear, three radiators, French doors opening to rear patio and garden and feature solid fuel burner with stone hearth and surround.

DINING ROOM 11' 8" x 11' 7" (3.56m x 3.53m) with window to front and two radiators.

STUDY 11' 8"max x 7' 9"max (3.56m x 2.36m) with window to side and single radiator.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM 18' 3" x 13' 1" (5.56m x 3.99m)

Kitchen Area: Fitted with a range of wall and base units with work surfaces over, one and half sink unit with mixer tap and waste disposal plug, built-in Range cooker with extractor over, built-in fridge, separate freezer and dishwasher. There is a further central isle with storage, wine racks and pull out baskets, window to side and tiled flooring continuing through to the:

Breakfast Area: with two side windows and French doors leading onto patio, two radiators and door leading through to:-

UTILITY ROOM with window to rear aspect and door leading to the garden. Fitted with a matching range of wall and base units with work surfaces over, inset sink unit with drainer, floor mounted oil boiler, plumbing for washing machine, space for tumble dryer and fridge/freezer. Radiator.

FIRST FLOOR LANDING with built-in airing cupboard with slatted shelving and built-in cupboard housing the water cylinder. Radiator.

BEDROOM ONE 18' 3" x 11' 7" (5.56m x 3.53m) with window to rear, single radiator and archway leading to dressing room which comprises of a further window to the side two built-in three door wardrobes and single radiator.

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Window to side, tiled splashbacks, light with shaving point and radiator.

BEDROOM TWO 11' 10" x 11' 9" (3.61m x 3.58m) with window to front, built-in double wardrobe with two sets of double doors and radiator.

EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin, double width shower cubicle, tiled splashbacks, light with shaving point and radiator.

BEDROOM THREE 13' 3" x 9' 11" (4.04m x 3.02m) with window to front and single radiator.

BEDROOM FOUR 9' 7" x 9' 7" (2.92m x 2.92m) with window to rear and single radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with shower mixer, window to front, tiled splashbacks, light with shaving point and radiator.

EXTERIOR

To the front of the property is a small garden with path leading to front door, to the side is good size lawn and planted area. Gate leading to driveway with parking for two vehicles.

To the rear is a double garage with two single up and over doors, power, lighting and a further door leading to the rear garden. The rear garden itself is fully enclosed by a brick wall or wood fencing and is predominantly lawned with patio area directly behind the property, pond, side garden with hard standing for a shed and greenhouse, outside tap.





Tenure The property is freehold

Council Tax Band F

EPC Rating D (65/77)

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

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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

