



Cathedral View Park, Witchford, CB6 2JL

CHEFFINS

Cathedral View Park

Witchford,
CB6 2JL

4 3 2

Asking Price £575,000

- Detached Bungalow
- Superb Specification Throughout
- 4/5 Bedrooms
- Ensuite and Family Bathroom
- Gas Central Heating and Double Glazing
- Double Garage, Driveway and Gardens
- FREEHOLD / COUNCIL TAX F / EPC TBC

A detached bungalow (circa 2018), built to a high specification throughout and offering versatile family living accommodation comprising entrance hallway, 4 bedrooms (principle with ensuite), bedroom 5/study, lounge, kitchen/family room, utility room, cloakroom and family bathroom, together with a double garage, extensive parking and gardens. The property also benefits from double glazing, gas central heating and air conditioning to main living areas. Viewing is highly recommended to fully appreciate the finish and attention to detail of this superb detached bungalow.





LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a primary school and secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.

MAIN ENTRANCE HALLWAY**LOUNGE**

With feature marble fireplace with gas fire, double doors leading through to the kitchen/family room, double doors leading through to the hallway.

KITCHEN / FAMILY ROOM

Kitchen area fitted with a high specification luxurious kitchen including Neptune stainless steel sink unit and drainer with mixer taps, range of units and complimentary stone worktops to include base units, wall mounted units, drawers to include cutlery and deep pan drawers, pull-out larder style cupboard, Siemens double oven and 5-ring gas hob, extractor hood, wi-fi connected, integral fridge, spice cupboard with handmade spice rack and display areas, built-in pull-out block cutting boards. Island unit with stone work surfaces and single round sink unit with mixer taps, wine beer cooler. Porcelain tiled floor, double doors leading through to the rear garden, door through to:

SIDE LOBBY

With door to side aspect and door leading through to utility room and cloakroom, fitted shelved storage cupboard.

UTILITY ROOM

With sink unit and drainer with mixer taps, fitted with high wall units, base units and drawers, Valliant boiler supplying the gas fired central heating system, tiled floor.

CLOAKROOM

With vanity unit with inset hand basin, cupboards and drawers, low level WC, tiled floor.

BEDROOM 1

With French doors leading through to the rear garden, fitted with a range of bedroom furniture including wardrobes and drawers.

ENSUITE

With fitted shower cubicle having drench shower unit and sports hand-held shower, vanity unit with inset hand basin, shelving, wall mounted mirror and cupboards beneath, low level WC, heated towel rail, spotlights.

BEDROOM 2

With fitted wardrobes (railed and shelved) and drawers.

BEDROOM 3

With 4 fitted double wardrobes (railed and shelved).

BEDROOM 4**STUDY****BATHROOM**

With suite comprising low level WC, vanity unit with inset hand basin, wall mounted shelf and mirror, panelled bath with central taps, double shower cubicle with drench shower unit and sports hand held shower, heated towel rail, spotlights, tiled floor.

OUTSIDE

The property is accessed via remote controlled gates which also lead to the adjacent mobile home park. To the front of the property there is a predominantly lawned garden with young laurel

hedge borders and modern metal fencing, together with a selection of shrubs and plants. To the side of the property there is an extensive paved driveway providing vehicular parking and leading to a double garage fitted with 2 metal up and over doors, power and light connected and personnel door. Gated side access leads to the rear of the property where there is an enclosed garden which is predominantly lawned with sandstone terrace, paths and a selection of shrubs and plants.

AGENTS NOTE

*Please be aware this property is being sold on behalf of a third party company and so limited information has been made available to us.

*Title may require an indemnity and may not be guaranteed - Further investigation required.

*Property may have limitations as to mortgage - Prospective buyers to make their own enquiries.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Asking Price £575,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambs District Council





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

