



Briery Fields, Witchford, CB6 2JP

**CHEFFINS**



# Briery Fields

Witchford,  
CB6 2JP

- Detached Family Home
- 3 Reception Rooms
- 5 Bedrooms (1 Ensuite)
- Double Garage & Parking
- Enclosed Garden
- Beautifully Presented
- Central Village Location
- Popular Village
- Freehold / Council Tax Band F / EPC Rating TBC

Situated centrally within the highly regarded village of Witchford is this beautifully presented detached family home.

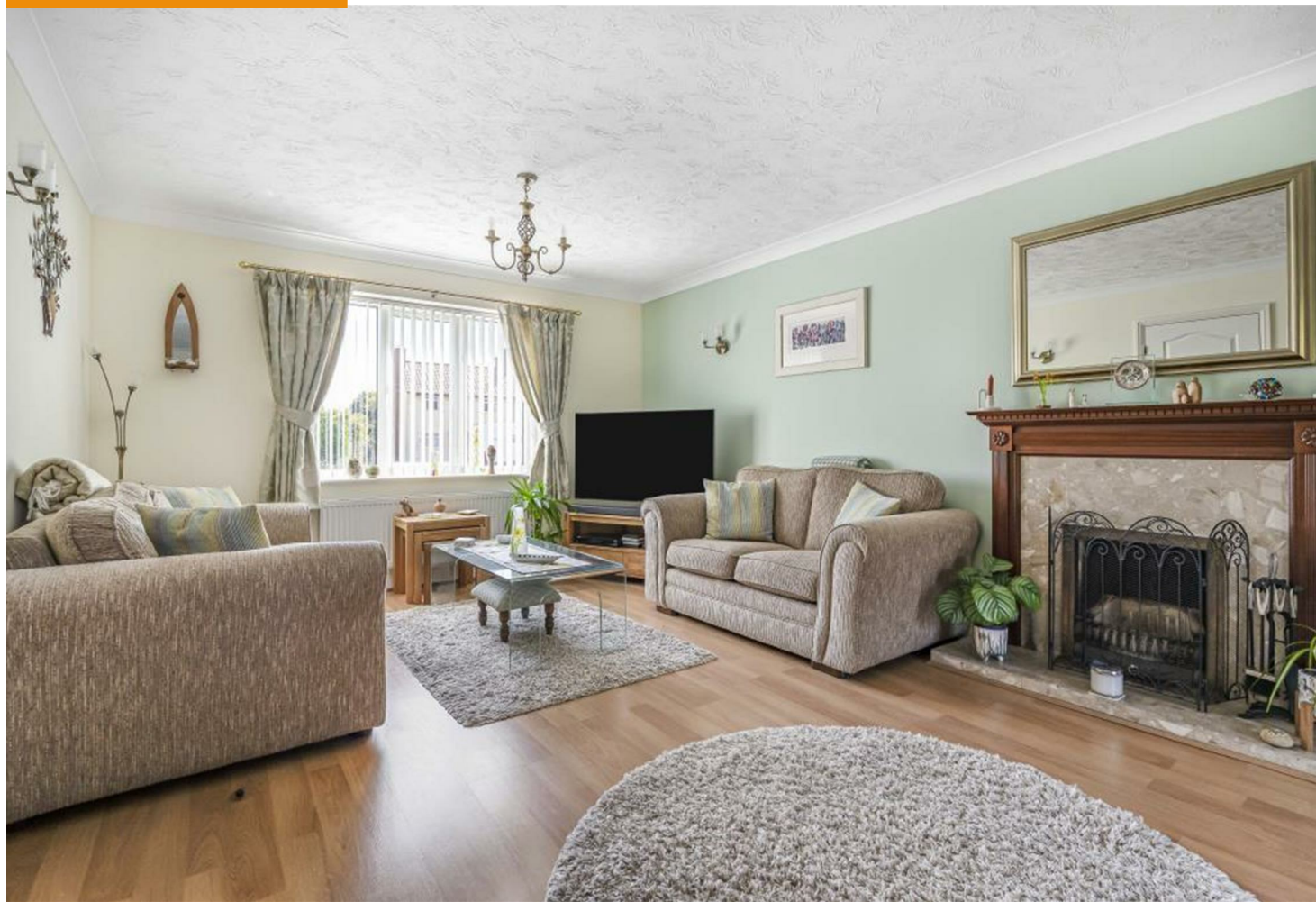
Accommodation comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room and utility, whilst on the first floor there are 5 bedrooms (1 ensuite) and a family bathroom to complete the internal accommodation.

Outside the property benefits from off road parking, a double garage and enclosed garden to rear.

Viewing is highly recommended to fully appreciate the accommodation this lovely family home has to offer.

5 2 3

**Guide Price £630,000**





## 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.



### ENTRANCE HALL

With stairs rising to the first floor, opaque double glazed window to front, understairs storage and cupboard, Amtico flooring, radiator. Door to:

### KITCHEN

Fitted with a range of matching base and wall units with worktop space, integrated 4-ring Smeg hob with overhead stainless steel extractor hood, integrated oven and microwave, sink with mixer tap, double glazed window to rear, tiled splashback, integrated dishwasher, double glazed window to side, laminate flooring. Door to:

### UTILITY ROOM

With wall and base units, worktop, sink with mixer tap, space for washing machine and tumble drier, door leading through to the garden.

### LOUNGE

A dual aspect room with double glazed window to front and French doors to rear leading into the garden, radiator, feature open fireplace, laminate flooring,

### DINING ROOM

With double glazed window to rear, double doors, laminate flooring, radiator.

### STUDY

With access to loft, double glazed window to the side, radiator, laminate flooring.

### CLOAKROOM

With opaque double glazed window to side, low level WC, wash hand basin with tiled splashback, radiator, tiled flooring.

### FIRST FLOOR LANDING

With access to loft which is partially boarded with shelving, airing cupboard housing water tank, double glazed window to front.

### BEDROOM 1

With double glazed window to rear, fitted wardrobes, radiator. Door to:

### ENSUITE

With shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail, opaque window to side, tiled flooring, spotlights.

### BEDROOM 2

With double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM 3

With double glazed window to front, built-in wardrobe with sliding doors, radiator.

### BEDROOM 4

With double glazed window to rear, radiator.

### BEDROOM 5

With double glazed window to front, radiator.

### BATHROOM

With side panelled 'P' shaped bath with overhead shower head, low level WC, wash hand basin with mixer tap, tiled splashback surround, towel rail, opaque double glazed window to front, tiled flooring, spotlights.

### OUTSIDE

Side gated access leads into the rear garden which is fully enclosed by wooden fence panels and brick wall with an area laid to lawn, decking area, variety of greenery, raised beds and the oil storage tank.

The property has 2 side-by-side parking spaces leading to the double garage having 2 separate up and over doors. The garage houses the oil fired boiler and has side access leading into the garden via a side passageway. There is also a water tap and electricity connected.

### VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



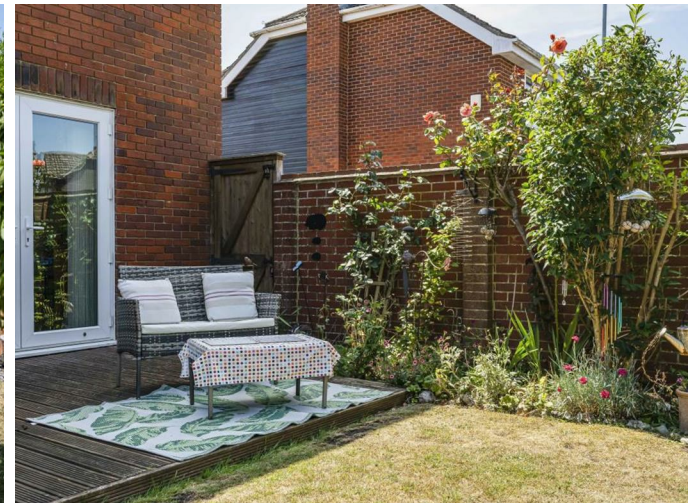



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £630,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – East Cambs District Council

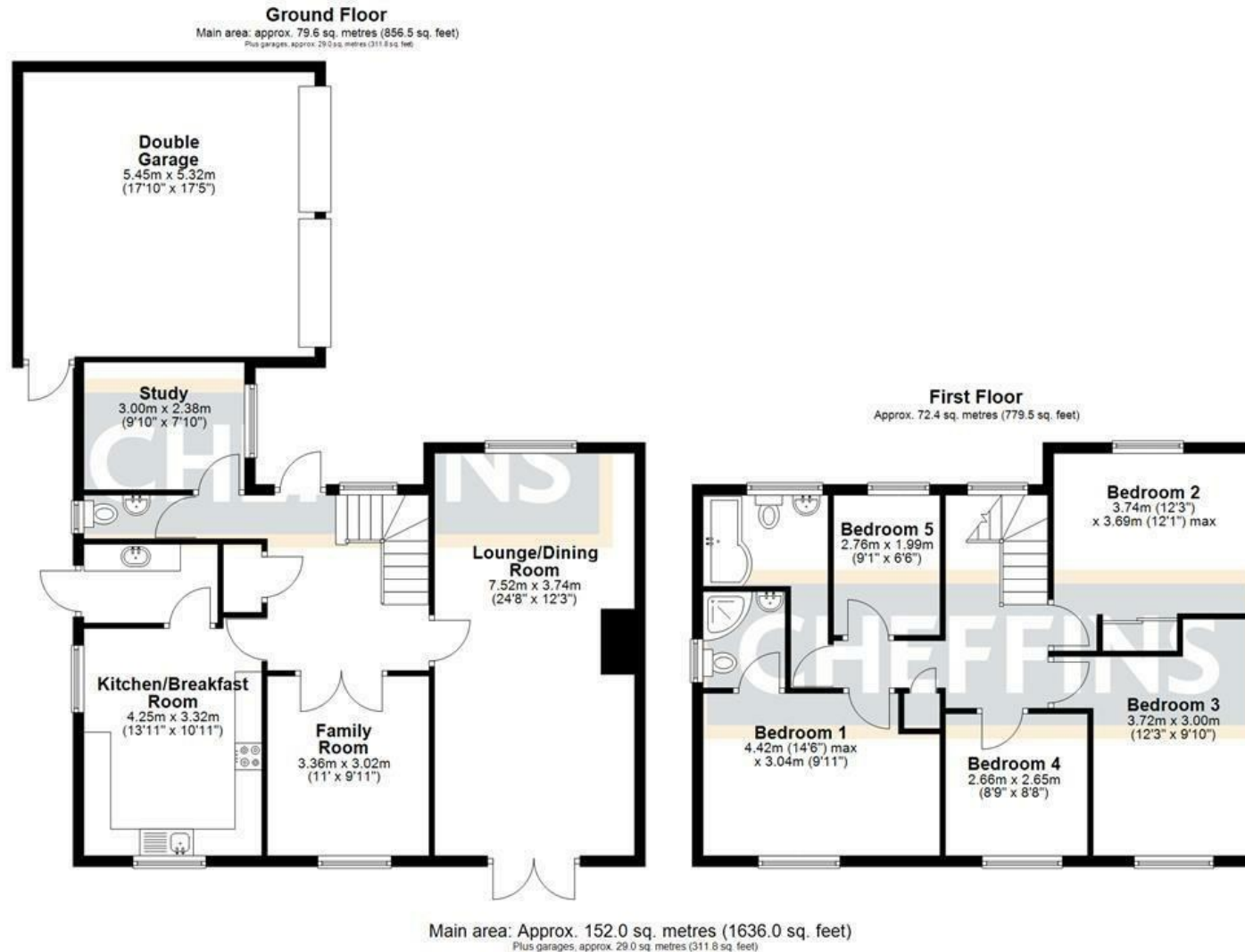












For more information on this property please refer to the Material Information Brochure on our website.

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.

