



Wesley Way, Witchford, CB6 2GG

CHEFFINS

Wesley Way

Witchford,
CB6 2GG

- Modern Detached Family Home
- Remainder of Building Warranty
- 4 Bedrooms (Ensuite to Master)
- Generous Kitchen/Dining Room with Bi-Fold Doors
- 2 Reception Rooms
- Off Road Parking & Single Garage
- Enclosed Rear Garden
- EV Charging Point
- Freehold / Council Tax Band E / EPC Rating B

Cheffins are delighted to offer to the market this stunning family home located on one of the new estates within the popular village of Witchford.

The property offers deceptive accommodation over 2 floors to include entrance hall, study, utility/cloakroom, formal lounge, kitchen/dining room with bi-folds leading into the garden, 4 double bedrooms, the master benefitting from an ensuite shower room, plus a family bathroom completing the accommodation.

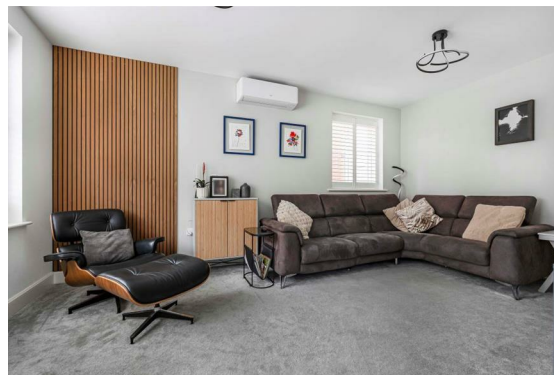
Outside there is a small front garden with a driveway to the side providing off road parking for 2 cars including an EV charging point and a single garage, whilst the rear offers a mainly laid to lawn garden with paved patio.

To fully appreciate this stunning family home and to avoid disappointment an early viewing is recommended.

4 2 2

Offers In Excess Of £475,000





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 door to front, stairs leading to the first floor, radiator, under stairs cupboard

STUDY

With window to front, radiator

UTILITY / CLOAKROOM

Fitted with 2-piece suite comprising low level WC and wash hand basin, plumbing for washing machine, window to side, radiator.

LOUNGE

With windows to front and side, air conditioning unit installed

KITCHEN / DINING ROOM

Fitted with a modern range of base and wall units, cupboards and drawers with work surfaces over, inset 1 1/2 sink unit and drainer with mixer tap, integrated dishwasher, 5-ring gas hob with extractor hood over, integral double oven, plinth heater, integral fridge/freezer, wall

mounted boiler, spotlights, bi-fold doors to the rear leading to the garden, windows to side and rear, 2 radiators.

FIRST FLOOR LANDING

With access to part boarded loft with light, storage cupboard.

BEDROOM 1

With window to front, radiator, built-in wardrobes. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, radiator

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to rear, radiator.

BEDROOM 4

With window to rear, radiator.

BATHROOM

Fitted with a 3-piece suite

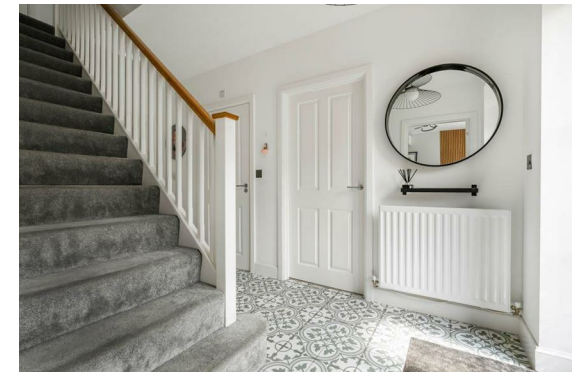
comprising low level WC, wash hand basin and panelled bath with shower screen, window to side, towel rail, extractor fan.

OUTSIDE

There is a small garden to front with pathway leading to the front door. There is driveway providing parking for 2 vehicles to the side with an EV charging point and leading to a single garage with up and over door, power and light connected. The rear garden is mainly laid to lawn with paved patio, gated access to both sides of the property and outside power socket.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





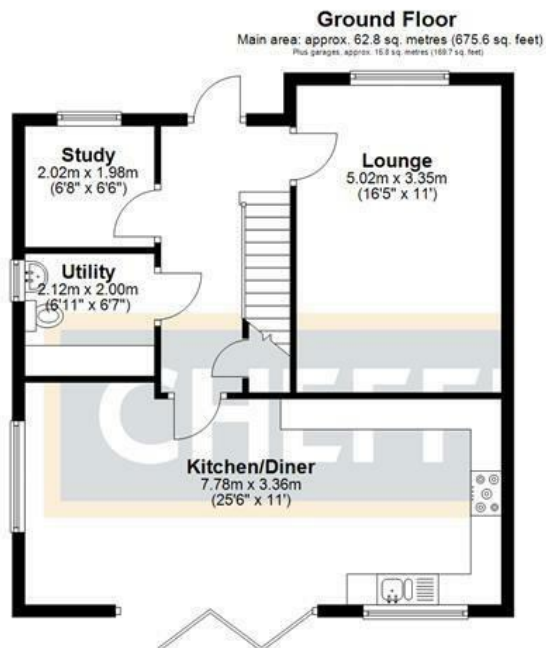


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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



Main area: Approx. 125.1 sq. metres (1346.9 sq. feet)
Plus garages: approx. 15.8 sq. metres (169.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		

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.

