



Ward Way, Witchford, CB6 2JR

**CHEFFINS**

# Ward Way

Witchford,  
CB6 2JR

4 2 3

**Guide Price £450,000**

- Well Presented Detached Family Home
- 4 Bedrooms (1 Ensuite)
- 3 Reception Rooms & Conservatory
- Outdoor Timber Home Office
- Off Road Parking & Garage
- Freehold / Council Tax Band D / EPC Rating D

We are delighted to offer to the market this well presented, detached family home located in the popular village of Witchford.

The property has been updated by the current owners and features a refitted kitchen/breakfast room, study, living room, dining room, ground floor cloakroom, conservatory, 4 bedrooms, an ensuite to the master bedroom and a family bathroom completing the internal accommodation.

Outside the property is a single garage and off-road parking for 2 cars. A gate leads through to the rear walled garden which features an insulated timber office and store room, patio area, lawn, shingle pathway and established shrub borders.

To fully appreciate all that is on offer and to avoid disappointment, an early viewing is highly recommended.





## 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 aspect, stairs to first floor, under stairs cupboard.

## KITCHEN / BREAKFAST ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, freestanding oven with extractor hood over, 1 1/2 bowl with mixer tap over, integral washing machine, integral slimline dishwasher, space for fridge/freezer, double glazed bay window to front, external door to driveway.

## STUDY

With double glazed window to front, radiator.

## CLOAKROOM

Fitted with a 2-piece suite comprising of low level WC and wash hand basin, window to side, radiator.

## LIVING ROOM

With French doors leading to rear garden, double-glazed window to side, radiator.

## DINING ROOM

With door to rear, radiator. French doors leading into:

## CONSERVATORY

With French doors leading to rear garden, radiator.

## FIRST FLOOR LANDING

With double glazed arched window to side, airing cupboard housing hot water tank, access to loft

## BEDROOM 1

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

## ENSUITE

Recently refitted with a 3-piece suite comprising of low level WC, wash hand basin and shower cubicle, heated towel rail, window to side.

## BEDROOM 2

With double glazed window to rear, radiator.

## BEDROOM 3

With double glazed window to front, radiator.

## BEDROOM 4

With double glazed window to rear, radiator

## BATHROOM

Recently refitted with a 3-piece suite comprising low level WC, wash hand basin fitted in vanity unit, panelled bath with shower over and shower screen, heated towel rail, window to side.

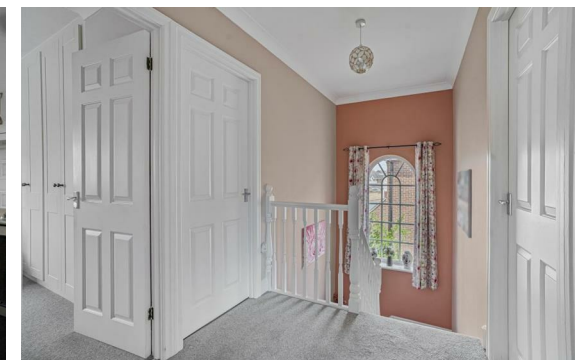
## OUTSIDE

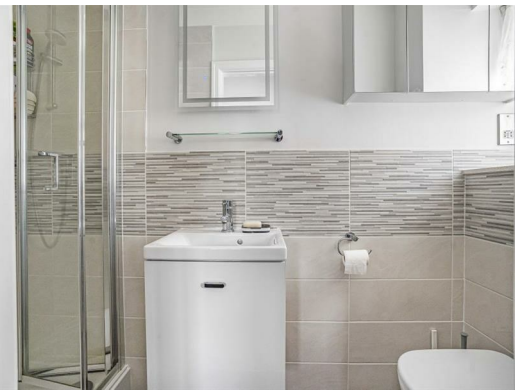
A path leads to the front door and there are mature shrubs and plants. A

driveway to the side provides off road parking for 2 cars and leads to the single garage with up and over door, power and light connected and eaves storage. A gate leads to the rear walled garden which includes an insulated timber home office with power and light connected and a separate store room. There is a patio area with awning over, lawn, shingle pathway and mature shrub borders.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £450,000  
 Tenure - Freehold  
 Council Tax Band - D  
 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.

