



Ward Way, Witchford, CB6 2JR

CHEFFINS

Ward Way

Witchford,
CB6 2JR

- Detached Family Home
- 3 Reception Rooms
- Refitted Kitchen
- Utility Room
- Off Road Parking & Garage
- Enclosed Garden to Rear
- Solar Panels
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are delighted to offer to the market this well presented detached family home situated in the popular village of Witchford.

The property has been extended and offers spacious accommodation to include entrance hall, refitted kitchen, separate utility room, ground floor cloakroom, study, dining room and a lounge, plus 4 bedrooms with bedroom 1 benefitting from an ensuite shower room and a family bathroom to complete the internal accommodation.

Outside the property there is a small front garden, a driveway providing off road parking for 2 cars which leads up to a single garage. At the rear there is a landscaped mainly laid to lawn garden with paved patio, mature shrubs and trees and gated access.

This property is offered for sale with no upward chain and also offers solar panels.

For further information or to arrange a viewing please contact us today.

 4  2  3

Guide Price £450,000





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, radiator, stairs leading to the first floor, under stairs storage cupboard.

KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with granite work surfaces over, double butler sink, integral dishwasher, double oven, 4-ring induction hob with extractor hood over, space for fridge/freezer, plinth lighting, radiator, window to front, door to side.

UTILITY ROOM

With window to front, plumbing for washing machine, butler sink, space for tumble drier, fitted cupboards, door to:

STUDY

A dual aspect room with window to front and doors to rear leading into the garden, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin, radiator, extractor fan.

DINING ROOM

With window to rear, radiator.

LOUNGE

A dual aspect room with window to

side and doors to rear leading into the rear garden, feature electric fireplace, radiator.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing hot water tank, feature arched window to side.

BEDROOM 4

With window to rear, radiator.

BEDROOM 3

With window to rear, built-in wardrobes, radiator.

BEDROOM 2

With 2 windows to front, door to rear leading to a Juliet balcony, radiator.

BEDROOM 1

With window to front, built-in wardrobe, radiator.

ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity inset wash hand basin and shower cubicle, window to side, radiator.

BATHROOM

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

OUTSIDE

To the front there is a small garden and path leading to the front door. To the side a driveway provides off road parking for 2 cars and leads to a single garage. The garage has an up and over door, power and light connected.

The rear garden has been landscaped and is mainly laid to lawn with paved patio, mature trees and shrubs to borders, sun patio, gated access to front, timber garden shed and oil storage tank.

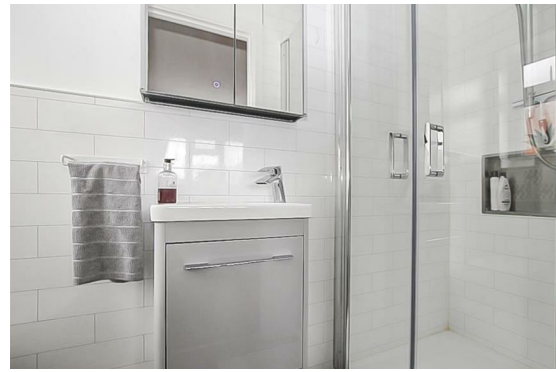
AGENTS NOTES


The property has leased solar panels which were installed in 2015 under a 25 year agreement which we understand is transferrable to a new owner.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



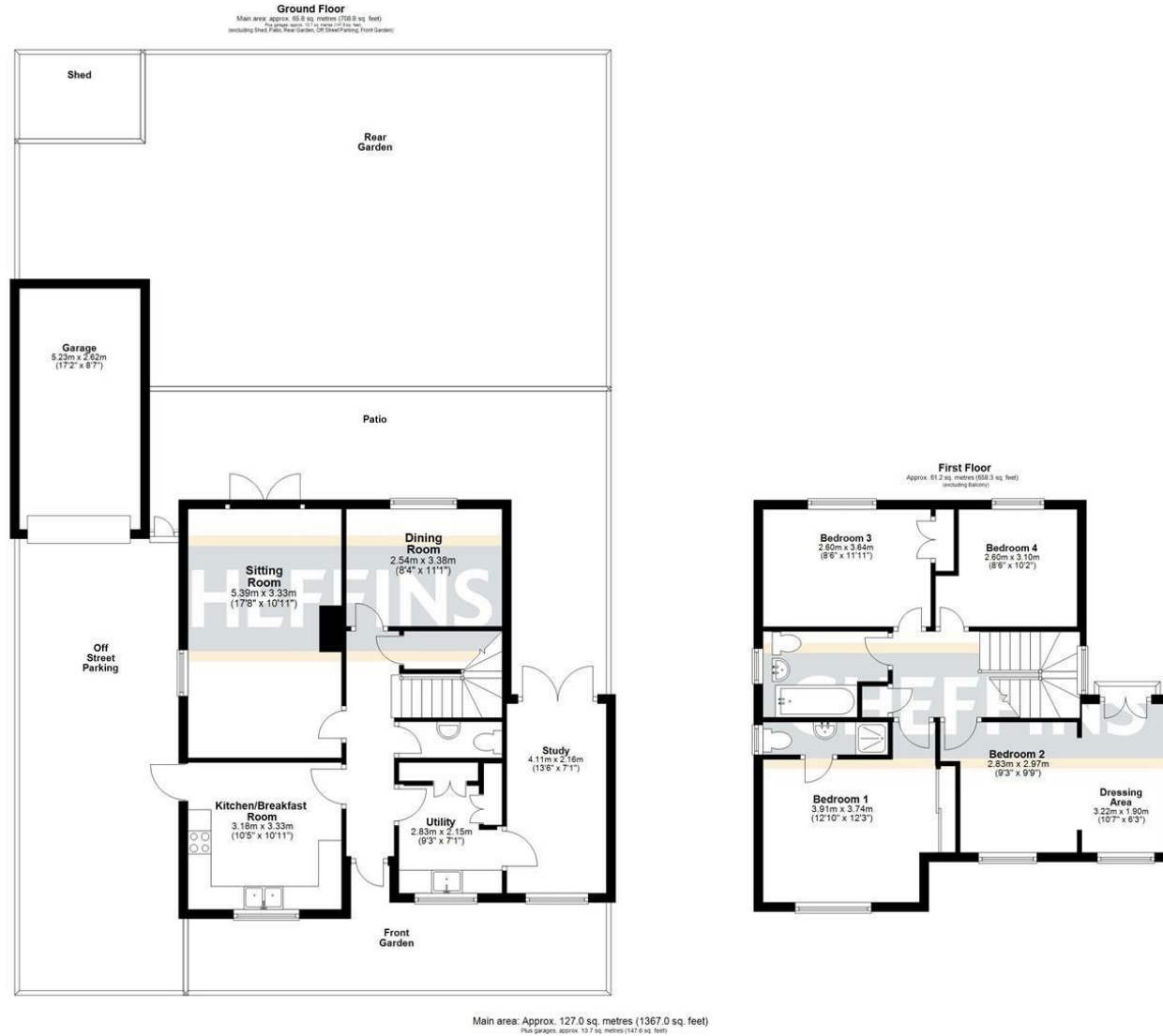


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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.

