



Clover End, Witchford, CB6 2XD

CHEFFINS

Clover End

Witchford,
CB6 2XD

- Deceptively Spacious Extended Family Home
- 4 Good Size Bedrooms (1 Ensuite)
- Off Road Parking, Single Garage & EV Charging Point
- Detached Garden Office
- Popular Location
- Freehold / Council Tax Band D / EPC Rating C

Cheffins are delighted to offer to the market this well appointed, extended detached family home situated in a cul de sac location within the popular village of Witchford.

Accommodation comprises on the ground floor, entrance hall, dual aspect lounge/dining room with bi-fold doors providing access to patio area in rear garden, kitchen/family room with French doors providing access into the rear garden. There is also a downstairs cloakroom. On the first floor there are 4 bedrooms (1 ensuite) and a family bathroom to complete the accommodation.

Outside there is a block paved driveway providing off road parking for 3 cars and leading to a single garage. The rear garden is fully enclosed with an extended porcelain patio with pergola providing an excellent seating/entertaining area. The property has the further benefit of a garden office with power, lighting, air conditioning and wired internet connected making it an excellent space to work from home. The property also benefits from an EV charging point.

Viewing is highly recommended to be fully appreciated.

4 2 1

Guide Price £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 to first floor, radiator.

KITCHEN/FAMILY ROOM

Fitted with a central island with integrated power sockets, a range of base and wall units, cupboards and drawers with work surfaces over, 5-ring gas hob with extractor hood over, stainless steel sink unit with mixer tap, integral dishwasher, integral main oven and microwave/oven combi, space for fridge/freezer, built-in storage cupboard having plumbing for washing machine, French doors opening to the rear garden, windows to front and rear aspect and 2 radiators.

CLOAKROOM

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

LOUNGE / DINING ROOM

A dual aspect room with bay window to front and bi-fold doors leading to the rear garden, 3 radiators.

FIRST FLOOR LANDING

With airing cupboard housing boiler.

BEDROOM 1

A dual aspect room with windows to front and rear, access to loft (part boarded with power and loft light), 2 radiators. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin, walk-in shower, window to rear, extractor fan, radiator.

BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and screen, heated towel rail, extractor fan, window to rear.

BEDROOM 2

A dual aspect room with windows to rear and side, built-in wardrobe, radiator.

BEDROOM 3

With window to front, radiator, built-in wardrobe, access to second loft space (boarded).

BEDROOM 4

With window to front, radiator.

OUTSIDE

To the front of the property a driveway provides off road parking for 3 cars, as well as an EV charging point. There is a single garage with up and over door, power and light connected and eaves storage.

The rear garden has been mainly laid to lawn with an extended paved porcelain patio, an aluminium pergola with closeable roof, integrated adjustable side panels and built in lighting. There is also outside power and water tap.

OFFICE / STUDIO

Modern insulated garden office which has power and light connected, air conditioning unit and wired internet.

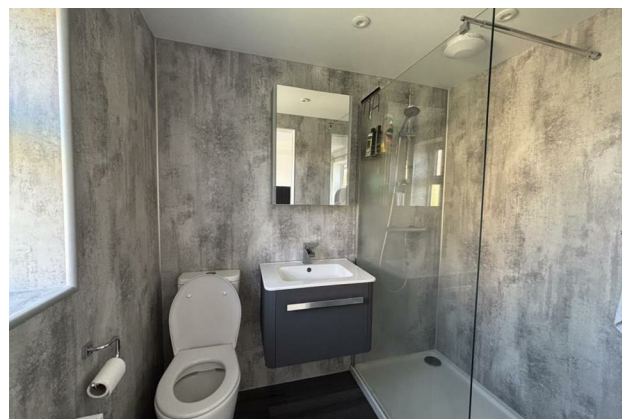
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









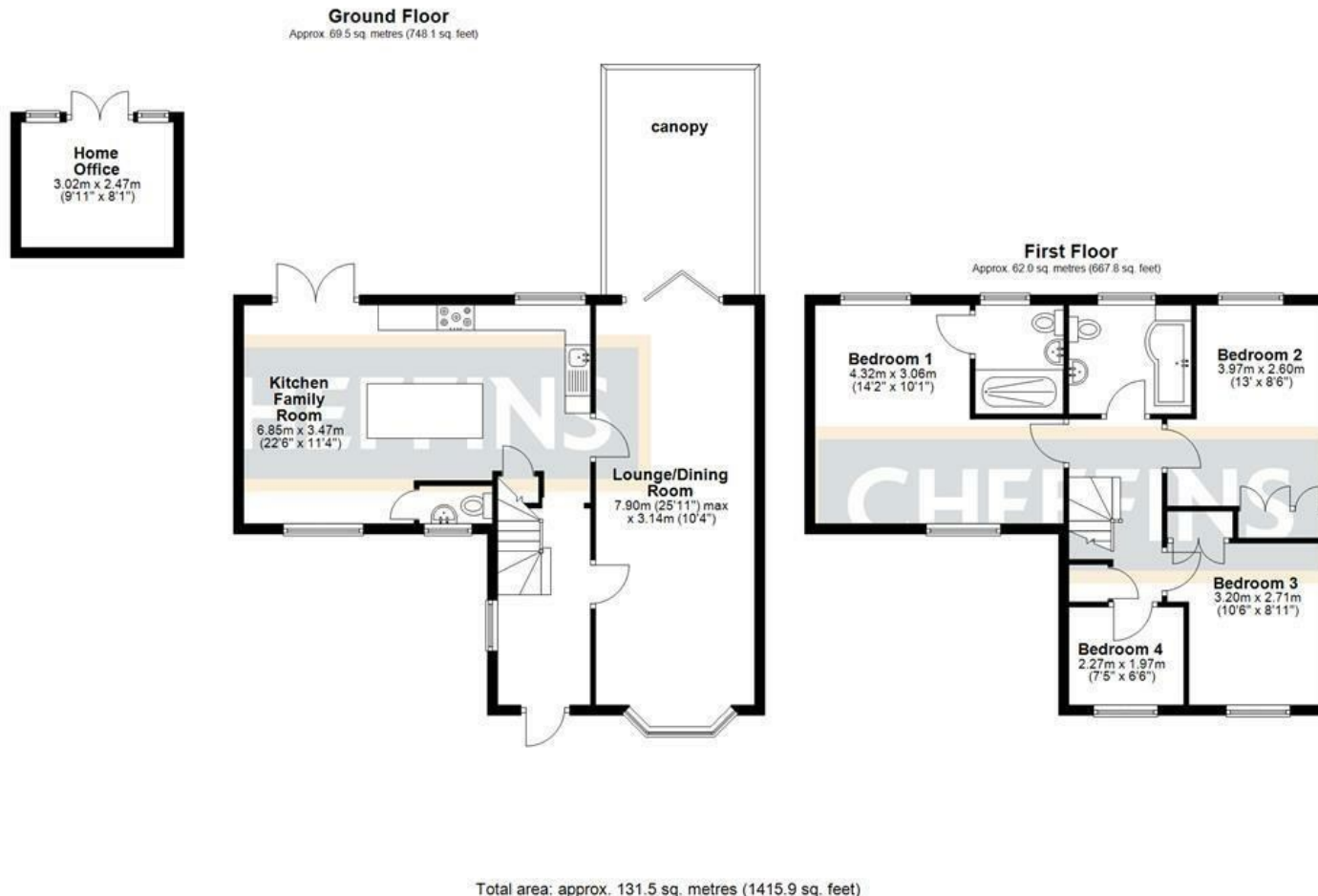
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £475,000
 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.

