



Clydesdale Road, Witchford, CB6 2HD

CHEFFINS

Clydesdale Road

Witchford,
CB6 2HD

- No Forward Chain
- 4 Double Bedrooms (Ensuite to Principal Bedroom)
- Kitchen / Diner / Family Room & Lounge
- Enclosed Rear Garden
- Off Road Parking & Single Garage
- Freehold / Council Tax Band E / EPC Rating B

Cheffins are delighted to present to the market this well presented modern, three-year-old home, benefiting from the remainder of its new-build warranty and situated in the highly sought-after village of Witchford.

This attractive family property features a welcoming entrance hall, a ground floor cloakroom, a comfortable lounge, and a spacious open-plan kitchen/dining/family room with direct access to the rear garden.

Upstairs, the property offers four generously sized double bedrooms, including a principal bedroom with en suite shower room, as well as a well-appointed family bathroom completing the internal accommodation.

Externally, the property enjoys a small front garden and a driveway providing off-road parking for two vehicles, leading to a single garage. To the rear, there is a predominantly lawned garden with a paved patio area and gated access.

Offered for sale with no forward chain, this excellent home is available to view strictly by appointment.

 4  2  1



**Offers In Excess Of
£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 rising to the first floor, under stairs storage. Door to garage.

LOUNGE

Window to the front and radiator.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin, radiator and half tiled walls.

KITCHEN / DINER / FAMILY ROOM

An open plan space ideal for modern family living and entertaining. Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap over, integral dishwasher, integral fridge/freezer, 4 ring gas hob with extractor hood over, two radiators, door to rear providing access to the garden and window to the rear.

FIRST FLOOR LANDING

Built in storage cupboard, radiator, airing cupboard housing the hot water tank and loft access.

PRINCIPAL BEDROOM SUITE

With fitted wardrobes, window to the front and radiator.

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand

basin and a shower cubicle. Window to the front, radiator, part tiled walls, spotlights and an extractor fan.

BEDROOM 3

Window to the rear and a radiator.

BEDROOM 2

Window to the front and a radiator.

BEDROOM 4

Window to the rear, a radiator and fitted wardrobes.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and panelled bath with shower over, window to the rear, heated towel rail, extractor fan and spotlights.

OUTSIDE

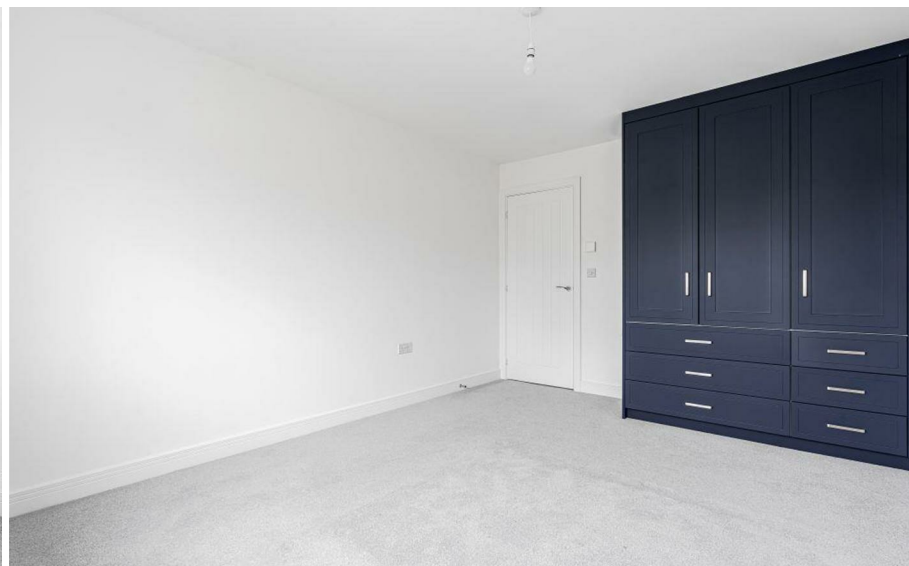
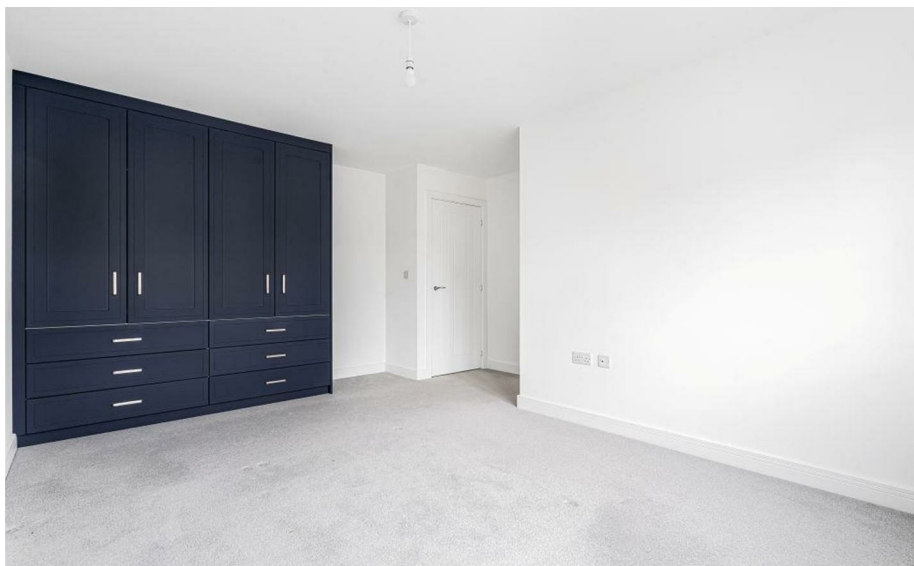
To the front there is a driveway providing offroad parking for 2 cars and leads up to an integral single garage with an up and over door with power and light connected.

The rear garden is low maintenance being been mainly laid to lawn with paved patio and gated access being ideal for entertaining.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

Offers In Excess Of £450,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council



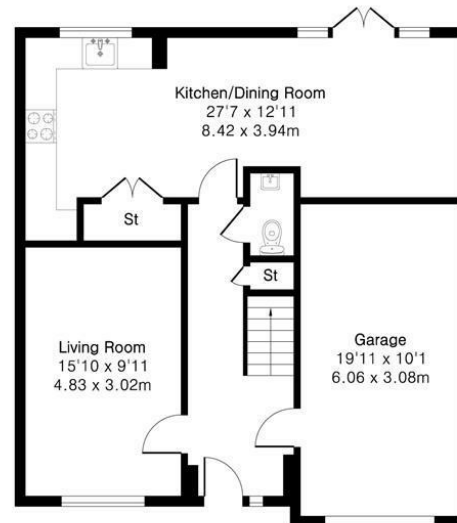


**Approximate Gross Internal Area 1334 sq ft - 124 sq m
(Excluding Garage)**

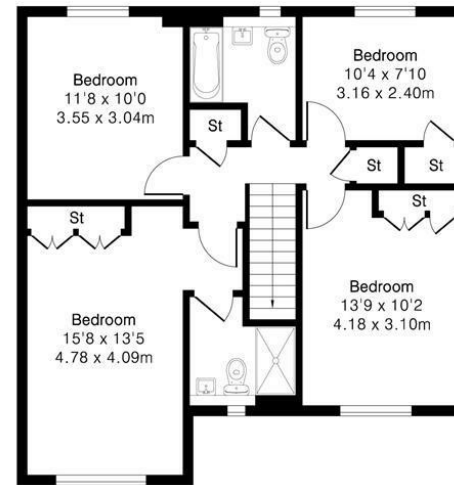
Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 728 sq ft – 68 sq m

Garage Area 201 sq ft – 19 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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