



Barton Close, Witchford, CB6 2HS

**CHEFFINS**



## Barton Close

Witchford,  
CB6 2HS

- Detached Family Home
- Select Development of Just 5 Properties
- Immaculately Presented
- 5 Bedrooms (3 ensuite)
- 2 Reception Rooms & Kitchen / Family Room
- Double Garage
- Generous Garden
- Freehold / Council Tax Band F / EPC Rating TBC

An Immaculately presented detached family home situated within an exclusive five build development and offering a high specification throughout. Accommodation comprises 5 bedrooms (3 ensuite), open plan kitchen/family room, lounge and study, together with double garage and generous garden.

5 4 2

**Guide Price £775,000**





## 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 and featured double glazing to front aspect, stairs to 1st floor with galleried landing, Karndean parquet flooring, underfloor heating,

**CLOAKROOM**

With low-level WC, wash hand basin, Karndean parquet flooring, underfloor heating, part tiled walls.

**STATIONERY / STORAGE CUPBOARD****STUDY / DINING ROOM**

With double glazed window to front aspect with bespoke fitted shutters, underfloor heating

**BEDROOM 5**

With double glazed windows to front aspect, bespoke fitted shutters, underfloor heating.

**ENSUITE**

With double sized, walk-in shower cubicle with drench size shower head and shower attachment, low-level WC, pedestal hand basin, heated towel rail, double glazed window to side aspect, tiled floor.

**LOUNGE**

With double glazed bifold doors to rear garden, two double glazed windows to side aspect, feature working fireplace, underfloor heating

**OPEN PLAN KITCHEN / FAMILY ROOM**

Kitchen area with 1 1/4 ceramic sink and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, integral dishwasher, wine fridge, fridge/freezer, double electric oven, 5-ring induction hob, double glazed window to side aspect, Karndean parquet flooring throughout

Family area with double glazed bifold doors to rear garden and double glazed window to side aspect, wall mounted censored air-conditioning and heat unit.

**UTILITY ROOM**

With single sink and drainer, base units, plumbing for utilities, double glazed window to rear aspect, wall mounted gas fired boiler, Karndean parquet flooring.

**FIRST FLOOR GALLERIED LANDING**

With feature double glazed windows to front aspect, loft access, airing cupboard housing hot water tank, separate storage cupboard.

**BEDROOM 1**

A dual aspect room with double glazed window to rear and side aspects, radiator, censored air-conditioning and heat units, walk in dressing room area.

**ENSUITE**

With double size walk-in shower cubicle with drench size shower head and shower attachment, low-level WC., pedestal hand basin, heated towel rail, double glazed window to side aspect, tiled floor and walls.

**BEDROOM 2**

A dual aspect room with double glazed window to rear and side aspects, radiator.

**ENSUITE**

With double sized walk-in shower cubicle with drench size shower head and shower attachment, low-level WC, pedestal hand basin, double glazed window to side aspect, heated towel rail and tiled floor.

**BEDROOM 3**

With double glazed window to front aspect, radiator.

**BEDROOM 4**

With double glazed window to front aspect, radiator.

**BATHROOM**

With panel bath with shower above, low-level WC, pedestal hand basin, heated towel, double glazed window to rear aspect, tiled flooring.

**OUTSIDE**

To the front of the property you will find a double width driveway leading to double garage providing ample off-road vehicle parking and benefits from EV charging point. Gated access leads to a most generous and enclosed garden with paved patio, attractive water feature, raised timber decking, a variety of plants and shrubs and useful side garden currently housing a hot tub and enclosed children's play area.

**AGENT NOTES**

Tenure - freehold  
Council Tax Band - F  
Property Type - detached  
Property Construction - standard construction  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 2358 according to the floor plan  
Parking - driveway and double garage  
Utilities / Services  
Electric Supply - mains  
Gas Supply - mains  
Water Supply - mains  
Sewerage - tbc  
Heating sources - gas boiler and under floor heating  
Broadband Connected - yes/no  
Broadband Type - tbc  
Mobile Signal/Coverage - tbc

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

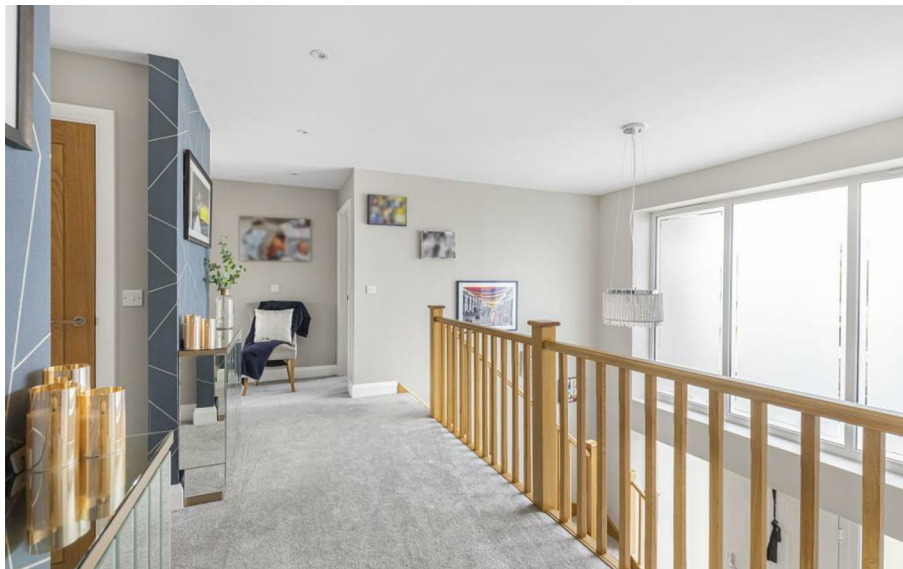

















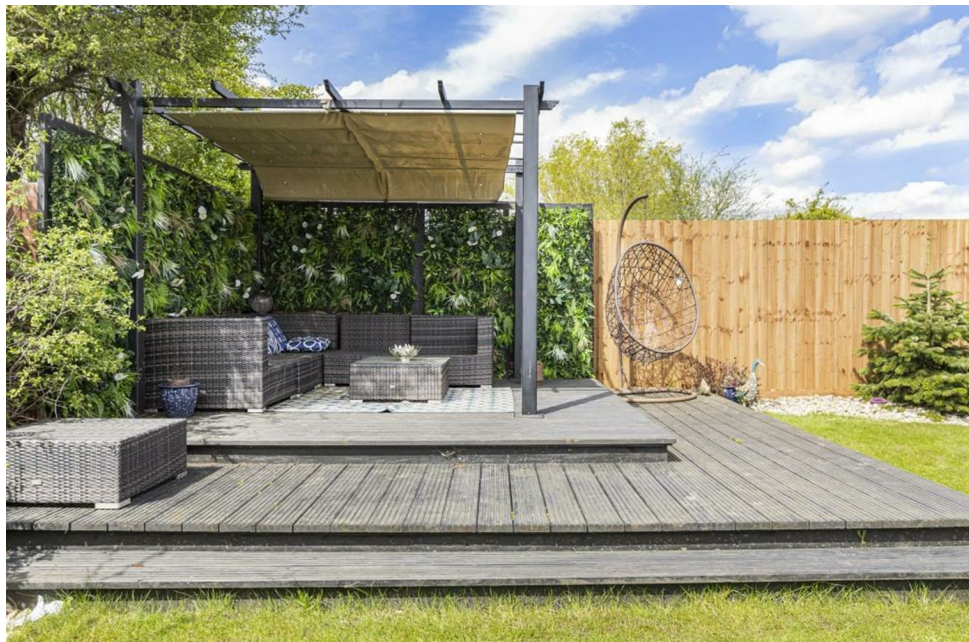
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £775,000  
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 Council Tax Band - F  
 Local Authority - East Cambs District Council

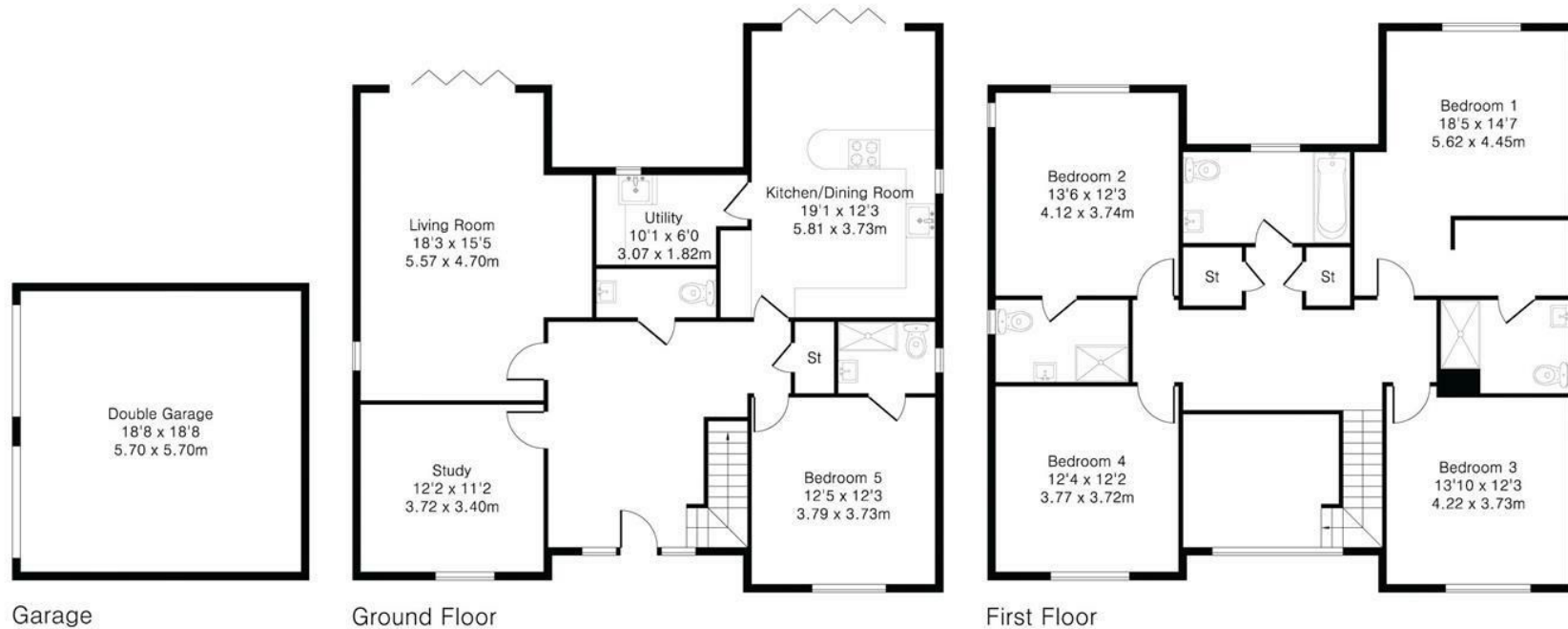








Approximate Gross Internal Area 2500 sq ft – 232 sq m  
 Ground Floor Area 1250 sq ft – 116 sq m  
 First Floor Area 1250 sq ft – 116 sq m  
 Garage Area 350 sq ft – 32 sq m





25 Market Place, Ely, CB7 4NP  
01353 654900 | [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.