



The Slade, Witcham, CB6 2LA

**CHEFFINS**



# The Slade

Witcham,  
CB6 2LA

- Deceptively Spacious Family Home
- Village Location
- 4 Bedrooms (Ensuite Shower Room to Bedroom 1)
- Lounge & Study
- Kitchen / Dining Room & Utility Room
- Ample Off Road Parking
- Detached Double Garage
- Good Size Rear Garden
- Freehold / Council Tax Band E / EPC Rating TBC

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

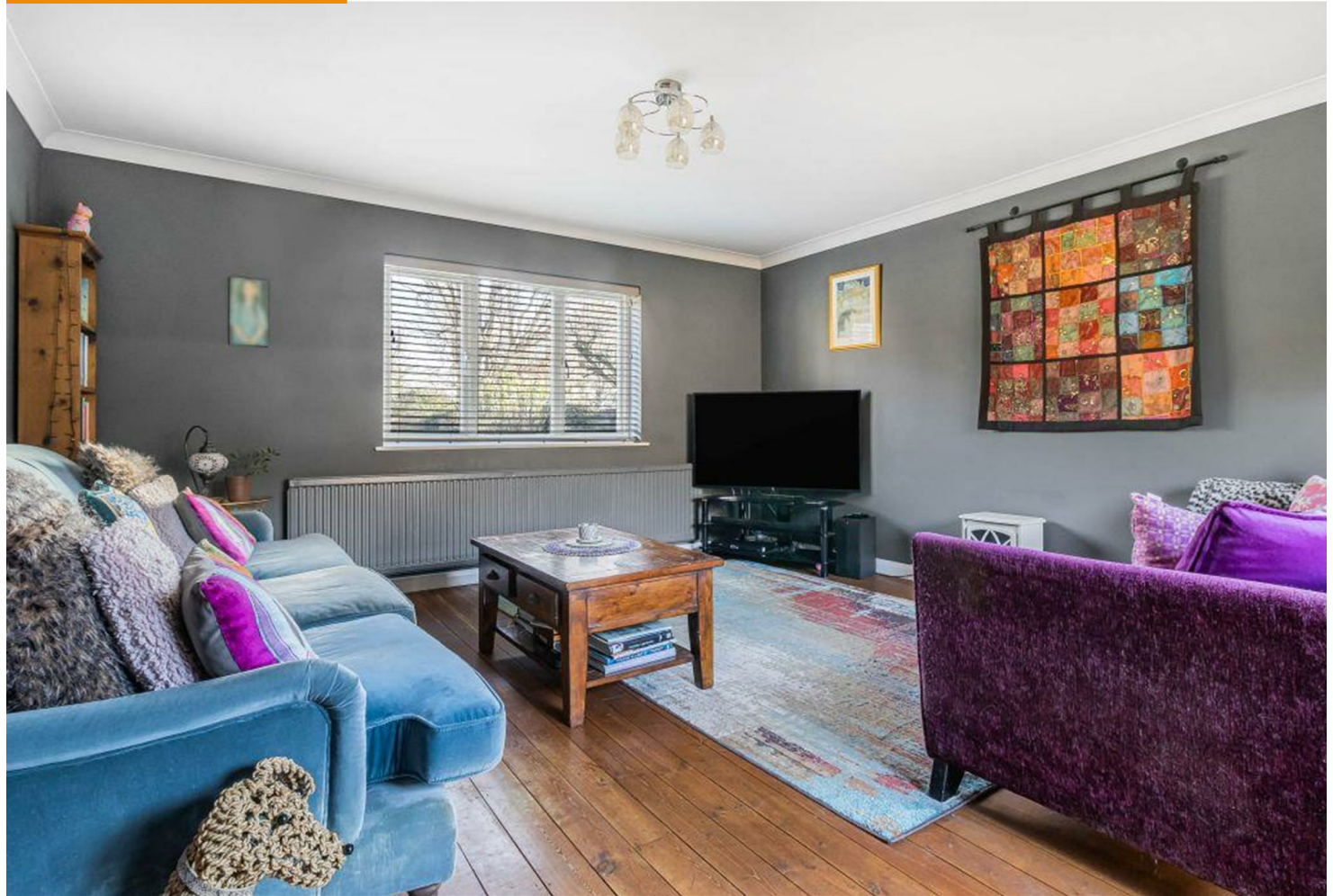
The property offers flexible living accommodation over 2 floors to include an entrance hall, study, dual aspect lounge, kitchen/dining room, utility room, ground floor cloakroom, 4 good size bedrooms with bedroom 1 benefitting from an ensuite shower room, together with a family bathroom to complete the accommodation.

Outside the property there is a generous driving providing ample parking for multiple cars and a detached double garage, as well as a good size mainly laid to lawn rear garden which enjoys orchard views beyond.

To fully appreciate all that is on offer an early viewing is recommended.

 4  2  2

**Guide Price £550,000**





## LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).



**ENTRANCE PORCH**

With door to front.

**CLOAKROOM**

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

**ENTRANCE HALL**

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

**LOUNGE**

A dual aspect room with window to rear and patio doors to front providing access into a small private garden, radiator.

**STUDY**

With window to rear, radiator.

**KITCHEN / DINING ROOM**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, butler sink with mixer tap, 4-ring electric hob with extractor hood over, plumbing for dishwasher, tiled splashback, integral double oven, window to side, windows to front and rear, 2 radiators.

**UTILITY ROOM**

With stainless steel sink with mixer tap, plumbing for washing machine, boiler, door to rear, space for fridge/freezer.

**BATHROOM**

Fitted with a 4-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle and panelled bath with telephone style shower attachment, heated towel rail, extractor fan. window to rear.

**FIRST FLOOR LANDING**

With airing cupboard housing hot water tank, access to part boarded loft.

**BEDROOM 1**

A dual aspect room with windows to front and rear, radiator. Door to:

**ENSUITE SHOWER ROOM**

Fitted with a 2-piece suite comprising of wash hand basin and shower cubicle, extractor fan.

**BEDROOM 2**

With window to rear, radiator.

**BEDROOM 3**

With window to front, radiator.

**BEDROOM 4 / OFFICE**

With window to rear, radiator

**OUTSIDE**

To the front of the property there is a gravelled driveway leading up to a double garage with 2 up and over doors, power and light connected. There is also gated access into the rear garden.

The rear garden is mainly laid to lawn with paved patio and having orchard views to the rear. There is also gated access to the front.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.




















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



Guide Price £550,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – East Cambs District Council









**Approximate Gross Internal Area 1521 sq ft - 142 sq m  
(Excluding Garage)**

Ground Floor Area 803 sq ft – 75 sq m

First Floor Area 718 sq ft – 67 sq m

Garage Area 306 sq ft – 28 sq m







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.

