



Silver Street, Witcham, Ely, Cambridgeshire CB6 2LF

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An immaculately presented four/five bedroom, three reception rooms, detached family home situated on a generous plot with excellent privacy in this highly sought after central village location.

- Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast/Dining Room
- Utility/Boot Room
- Downstairs Cloakroom
- Four Bedrooms (One with En-Suite)
- Bedroom Five/Study
- Shower Room & Family Bathroom
- Off Road Parking
- Generous Plot with Mature Gardens

Guide Price: £575,000



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE HALL 13'10" x 12'4" (4.22 m x 3.75 m) with entrance door to front, staircase rising to first floor and useful storage recess under, bespoke built-in double door cloaks cupboard with shelving and hanging space, engineered wood flooring, wall mounted alarm box.

LOUNGE 15'3" x 13'10" (4.66 m x 4.22 m) with double glazed windows to front aspect, feature solid fuel burner with tiled surround, engineered wood flooring, opening to:-

KITCHEN/BREAKFAST ROOM 24'9" x 9'10" (7.55 m x 3.00 m) Fitted with an attractive range of grey high gloss wall and base units with solid wood worksurfaces over, inset 1 & ½ bowl sink unit with mixer tap over, seven ring gas range cooker, feature tiled splashbacks, space for American style fridge freezer (subject to measurements), built-in dishwasher, ceramic tiled flooring with underfloor heating. Opening into BREAKFAST/DINING AREA with further units, double glazed window to side, radiator, ceramic tiled flooring.

GARDEN ROOM 11'4" x 8'1" (3.45 m x 2.47 m) with feature open high ceiling and full length double glazed windows overlooking the garden, double glazed patio doors opening to rear, ceramic tiled flooring, radiator.

SNUG/FAMILY ROOM 12'0" x 8'8" (3.65 m x 2.65 m) with double glazed window to front aspect, engineered wood flooring, radiator.

REAR LOBBY with door to rear garden, radiator, ceramic tiled flooring. Door to:- **CLOAKROOM** Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Metro style tiled splashbacks, wall mounted Vaillant gas boiler serving central heating and hot water systems, double glazed window to side, ceramic tiled flooring.

UTILITY/BOOT ROOM 8'9" x 5'9" (2.67 m x 1.75 m) with double glazed window to side aspect. Fitted with base units having worksurfaces over, inset stainless steel sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, two double door storage cupboards - one housing a specialist high-pressure hot water system.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 12'0" x 11'8" (3.65 m x 3.55 m) with double glazed window to side aspect, radiators, feature industrial style bedside lighting, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Metro style tiled splashbacks, spotlights, heated towel rail, double glazed window to side aspect, ceramic tiled flooring.

BEDROOM TWO 12'4" x 12'0" (3.75 m x 3.65 m) with double glazed window to front aspect, radiator, built-in double wardrobe with overhead storage.

BEDROOM THREE 9'0" x 9'0" (2.75 m x 2.75 m) with double glazed window to front aspect, radiator, built-in cupboard with overhead storage.

BEDROOM FOUR 12'0" x 8'5" (3.65 m x 2.57 m) with double glazed window to side aspect, radiator.

SHOWER ROOM with double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Victorian style radiator, tiled flooring and tiled splashbacks.

BEDROOM FIVE/STUDY 8'2" x 6'3" (2.50 m x 1.91 m) with double glazed windows to side and rear, radiator, wood flooring.

FAMILY BATHROOM with double glazed window to rear. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and freestanding claw foot bath. Feature tiled splashbacks, heated towel rail, ceramic tiled flooring.



EXTERIOR The good sized plot is certainly a feature to be noted as it is nestled in the heart of the village. To the front there is a large lawned area with mature plant & shrub borders. Off road parking for numerous vehicles and gated access to one side leads to further hard standing.

The rear garden offers an excellent level of privacy and is enclosed by high feature brick walls with plant & shrub borders, vegetable patch, wall enclosed barbecue area, patio area and workshop.

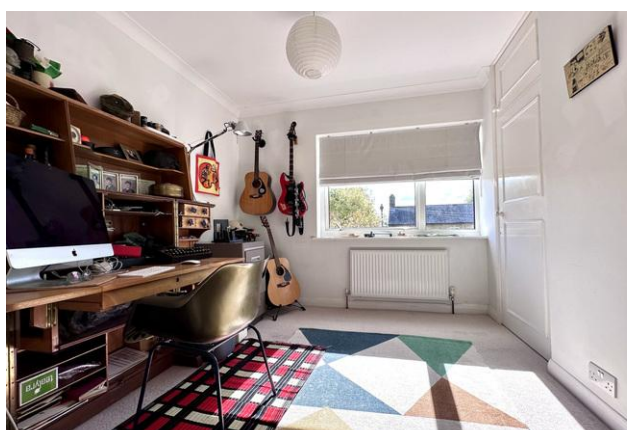
Further gated access leads to the front of the house.

Tenure - The property is Freehold

Council Tax - Band E **EPC** D (67/79)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7330



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



Total area: approx. 156.9 sq. metres (1688.6 sq. feet)