



Orton Drive, Witchford, Ely, Cambridgeshire CB6 2JG

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Orton Drive, Witchford, Ely, Cambridgeshire, CB6 2JG

An extended three bedroom semi-detached home situated in a private cul-de-sac in this highly sought after village location.

- Entrance Hall
- Sitting Room
- Fitted Kitchen / Dining Room
- Utility Room & WC
- Three Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Established Gardens
- Driveway Parking & Garage

Guide Price: £360,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL with staircase rising to first floor, front door with two double glazed insets, radiator and door through to:-

SITTING ROOM 18'4" x 12'11" (5.60 m x 3.93 m) maximum measurements. Dual aspect room with double glazed bay window to front and window to side, wood flooring, two radiators, attractive fireplace with inset coal effect gas fire set on a marble hearth with matching inset and timber surround.

KITCHEN 11'8" x 10'10" (3.56 m x 3.31 m) Opening to the Dining / Family Room and comprehensively fitted with a matching range of soft closing wall and base units with wood worksurfaces over and inset 1 1/3 bowl single drainer stainless steel sink unit with mixer tap. Recess suitable for upright fridge/freezer (subject to measurements), built-in cooking appliances in a stainless steel finish by Stoves incorporating an electric oven / grill with four ring gas hob, matching splashback panel and extractor hood over. Metro style tiled splashbacks, cupboard housing boiler serving central heating and hot water systems with digital timer clock and programmer. Wood effect tiled flooring which extends into the dining / family room and door to:-

UTILITY ROOM 6'5" x 4'3" (1.95m x 1.29m) with folding door to under stairs cupboard. Matching wall and base units with roll edge work surfaces over, space and plumbing for washing machine, wood effect flooring as before which also extends into the cloakroom. Downlighters to ceiling.

WC Suite in white comprising pedestal wash hand basin with contemporary cascading style mixer tap and tiled splashbacks, close coupled WC and chrome finished towel rail / radiator.

DINING / FAMILY / GARDEN ROOM 12'9" x 8'7" (3.88m x 2.62m) A stunning room with three-leaf bi-fold doors to the rear garden and two Velux roof lights. Wood effect flooring, to one side there is also a range of base units with drawers and

beech oak wood surfaces over. Upright contemporary radiator, LED downlighters to ceiling.

FIRST FLOOR LANDING with hatch to roof space, airing cupboard with factory lagged hot water cylinder and linen shelves above.

PRINCIPAL BEDROOM 12'10" x 8'9" (3.91m x 2.66m) to wardrobes, with double glazed bay window to front. Fitted furniture to one wall comprising wardrobes by IKEA with four sliding doors, two part-mirrored, providing hanging space and shelving. Radiator, door to:-

EN-SUITE SHOWER ROOM with double glazed window to front. Suite in white comprising shower cubicle, pedestal wash hand basin and close coupled WC. Tiling to dado height, radiator, extractor fan.

BEDROOM TWO 10'0" x 8'6" (3.05m x 2.60m) with double glazed window to rear. Radiator.

BEDROOM THREE 7'7" x 6'10" (2.31m x 2.08m) with double glazed window to rear. Radiator.

FAMILY BATHROOM with double glazed window to side. Suite in white comprising panel enclosed bath with twin grips, mixer tap and hand shower attachment, close coupled WC and pedestal wash hand basin. Tiling to dado height, extractor fan and radiator.

EXTERIOR The property is set in a lovely position towards the very end of Orton Drive and is set back from the drive behind a front garden which is one side of a pathway and to the other side it is gravelled with several shrubs / perennials.

The rear garden is a particular feature of the property, it consists of a paved patio from the house beyond which it is predominantly laid to lawn bordered by a wide range of shrubs / perennials and small trees. Timber shed set on a base behind the garage.

GARAGE of brick and tile construction with up and over door, power and light. Driveway parking to front for two average size vehicles.





Tenure The property is Freehold

Council Tax Band C

EPC To Follow

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Ref MJW/6878

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.