



**Clover End, Witchford, Ely, Cambridgeshire CB6 2XD**

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## Clover End, Witchford, Ely, Cambridgeshire CB6 2XD

A well-presented three bedroom detached family home situated in a small cul-de-sac on this sought after established development.

- Detached House
- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Three Bedroom (En-Suite to Principal Bedroom)
- Family Bathroom
- Front & Rear Enclosed Gardens
- Driveway Parking & Garage

**Guide Price: £325,000**



**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 entrance door and double glazed window to front, staircase rising to first floor with useful storage cupboard under, radiator, laminate flooring.

**SITTING ROOM** 15'1" x 10'10" (4.60 m x 3.30 m) with double glazed sliding patio doors opening to rear terrace, radiator, laminate flooring, door leading to:-

**DINING ROOM** 12'2" x 8'2" (3.70 m x 2.50 m) with double glazed window to front aspect, radiator, laminate flooring. Sliding door opening to:-

**KITCHEN** 8'10" x 8'6" (2.70 m x 2.60 m) with door opening to rear and double glazed windows to rear. Fitted with an attractive range of wall and base units with work surfaces over, tiled splashbacks, four ring electric hob with double electric oven below and extractor canopy over, ceramic sink unit with mixer tap, plumbing for slimline dishwasher and washing machine, space for fridge freezer, laminate flooring.

**DOWNSTAIRS CLOAKROOM** with window to side aspect. Fitted with a two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator, ceramic tiled flooring.

**FIRST FLOOR LANDING** Access to boarded loft with drop down ladder, built-in airing cupboard with slatted shelves and housing the gas central heating boiler.

**BEDROOM ONE** 11'10" x 8'10" (3.60 m x 2.70 m) with double glazed window to front aspect. Fitted with a double wardrobe having overhead storage and hanging space. Wood flooring, radiator.

**EN-SUITE** with double glazed window to rear aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and shower, tiled splashbacks, shaver point, extractor fan, ceramic tiled flooring and radiator.

**BEDROOM TWO** 10'2" x 7'10" (3.10 m x 2.40 m) with double glazed window to front aspect. Fitted single wardrobe with overhead storage and hanging space, radiator, wood flooring.

**BEDROOM THREE** 7'10" x 7'10" (2.40 m x 2.40 m) with double glazed window to rear aspect. Radiator, wood flooring.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and panel bath. Double glazed window to rear aspect, extractor fan, ceramic tiled flooring.

**EXTERIOR** To the front is a lawned garden with pathway leading to front door. Adjacent driveway providing off road parking for two vehicles (subject to size) and gated access to the rear. Electric EV charging point.

The enclosed rear garden is predominantly laid to lawn with a terraced area.

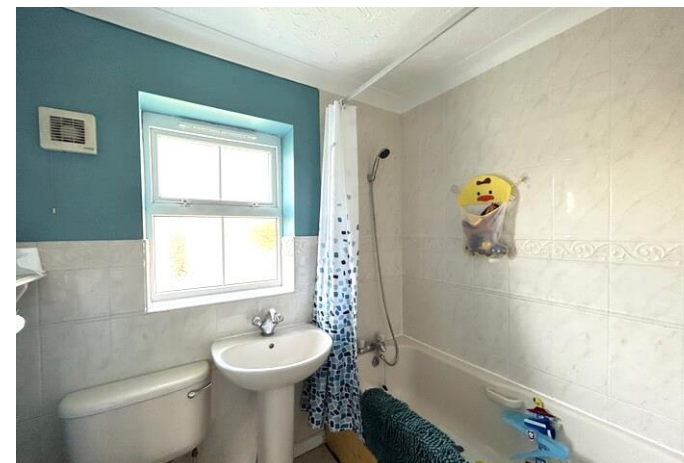
**GARAGE** with up and over door, power and lighting.

**Tenure** The property is Freehold

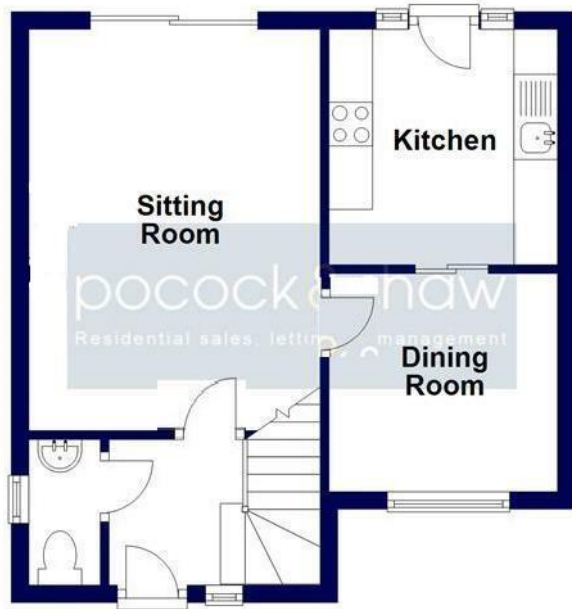
**Council Tax** Band D      **EPC**    C (71/84)

**Viewing**      By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

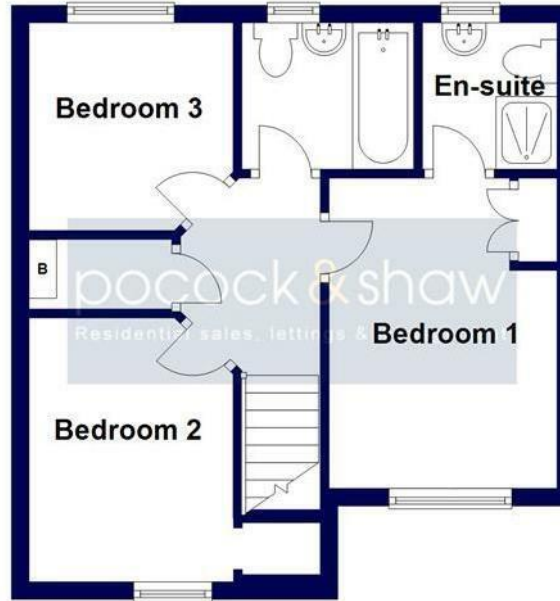
**Ref**              CWH/7042



## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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.