



**Wesley Way, Witchford, Ely, Cambridgeshire
CB6 2GG**

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Wesley Way, Witchford, Ely, Cambridgeshire, CB6 2GG

An immaculately presented modern three-bedroom semi-detached property offering open plan living and boasting a south facing rear garden. Ideal first-time purchase and a viewing is highly recommended.

- ENTRANCE HALL
- CLOAKROOM
- OPEN PLAN LIVING ROOM/KITCHEN
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING

Guide Price: £310,000



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 door and double glazed window to front and side aspect, radiator, tiled floor.

CLOAKROOM Comprising pedestal wash basin, low level WC, radiator and tiled flooring.

OPEN PLAN KITCHEN AND LIVING ROOM 27'3" x 17'1" (8.30 m x 5.20 m)

KITCHEN AREA One and a quarter bowl stainless steel sink unit. Fitted with a range of base and drawer units with work surfaces over, matching range of wall mounted cupboards. Fitted electric oven, four ring gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine, double glazed window to front aspect. Tiled flooring and cupboard housing gas boiler.

LIVING ROOM Double glazed French doors and windows to rear aspect. Two radiators, stairs to first floor and understairs storage cupboard.

FIRST FLOOR LANDING Access to loft space.

BEDROOM ONE 11'11" x 11'3" (3.62 m x 3.43 m) Double glazed window to rear aspect, radiator and fitted built-in storage cupboard.

ENSUITE SHOWER ROOM Comprising shower cubicle, wash handbasin, low level WC, radiator, tiled flooring and window to rear garden.

BEDROOM TWO 9'10" x 9'8" (3.00 m x 2.95 m) Double glazed window to front aspect and radiator.

BEDROOM THREE 9'10" x 6'11" (3.00 m x 2.12 m)

BATHROOM Comprising panel bath with hand shower attachment, low level WC, wash handbasin, heated towel rail and tiled flooring.

EXTERIOR To the left-hand side of the property you will find a driveway providing tandem off road parking and gated access leading to south facing rear garden which is predominately laid to lawn with paved patio.

AGENTS NOTE The homeowner is a relation to a Pocock & Shaw member of staff.

Tenure The property is Freehold

Council Tax Band C

EPC (85/96)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH/7087





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.