

Drury Lane, Wicken, Ely, Cambridgeshire CB7 5XY

Pocock + Shaw

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A spacious three double bedroom detached bungalow with garage and gardens which lies in a desirable position in this sought after village location.

- Entrance Hall
- Three Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Utility Room
- Bathroom
- Driveway Parking & Garage
- Front & Rear Gardens
- Two Outbuildings
- **No Upward Chain**

Guide Price: £345,000









WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway. Along with a local café and access to shops/companied on the Lancaster Way Business Park.

ENTRANCE HALL Entrance door with glazed insets. Radiator, hatch to roof space and built-in shelved cupboard.

LIVING ROOM 16'2" x 13'0" (4.93 m x 3.95 m) Windows to two aspects, two radiators, open fireplace with a tiled hearth, mantle shelf and insets.

KITCHEN/BREAKFAST ROOM 11'10" x 10'11" (3.61 m x 3.32 m) With windows to two aspects and door to utility room. Fitted with a matching range of base units with drawers having roll top work surfaces over with inset stainless steel single drainer sink unit. Tiled splashbacks and additional cupboard with fitted shelves. Cupboard housing hot water cylinder.

UTILITY ROOM 13'4" x 5'3" (4.07 m x 1.59 m) Of brick and double glazed construction with tap, plumbing and space for washing machine. Floor mounted oil fired boiler serving the central heating and hot water systems.

BEDROOM ONE 12'0" x 10'11" (3.65 m x 3.34 m) With double glazed window to rear. Radiator.

BEDROOM TWO 11'11" x 11'4" (3.64 m x 3.45 m) With double glazed window to front. Radiator.

BEDROOM THREE 11'11" x 8'10" (3.64 m x 2.70 m) With double glazed window to side. Radiator.

BATHROOM With double glazed window to rear. Fully tiled suite in white comprising tiled panel enclosed bath with shower unit over, WC and pedestal wash hand basin. Radiator.

EXTERIOR The property is set back from the Lane behind the front garden which has a retaining fence and is mainly laid to lawn. Adjacent to this is a driveway providing hard standing for several vehicles which in turn leads to the garage. The rear garden is of a good size and is predominantly laid to lawn. There are two further outbuildings beyond the garage.

GARAGE 17'5" x 13'9" (5.30 m x 4.20 m) With up and over door and personal door to side.

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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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.

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