



**Clydesdale Road, Witchford CB6 2HD**

**welcome to**

## **Clydesdale Road, Witchford**

An immaculately presented four-bedroom detached family home, situated within a popular modern development in the sought-after village of Witchford offering four well proportioned bedrooms, en-suite facilities, generous kitchen/diner and garage - offered to the market with no onward chain.

### **Entrance Hall**

With radiator, door to garage, under stair storage cupboard and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.

### **Living Room**

With radiator and double glazed window to front aspect.

### **Generous Kitchen/Dining Room**

Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in eye level double oven, separate gas hob with chimney style extractor over, integrated dishwasher and fridge/freezer, space for washing machine, two radiators, double glazed window to rear aspect, double doors with glazed side panels to rear garden.





### **First Floor Landing**

With radiator, two storage cupboards, loft access.

### **Principal Bedroom**

A well-proportioned principal bedroom benefiting from bespoke fitted wardrobes and drawers, with door leading to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin with mixer tap over, radiator, extractor and double glazed window to front.

### **Bedroom Two**

With radiator, bespoke fitted wardrobes and drawers, double glazed window to front aspect.

### **Bedroom Three**

With radiator , built in wardrobe and double glazed window to rear aspect.

### **Bedroom Four**

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to rear.

### **Garage**

Generous single garage with up and over door, door to entrance hall.

### **Outside**

To the front of the property there is a a driveway providing off road parking for two cars and a garden predominantly laid to lawn with a selection of shrubs and plants. The enclosed rear garden features a paved patio area, opening onto a predominantly lawned garden, providing an attractive and low-maintenance outdoor space for relaxing and entertaining

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Clydesdale Road, Witchford

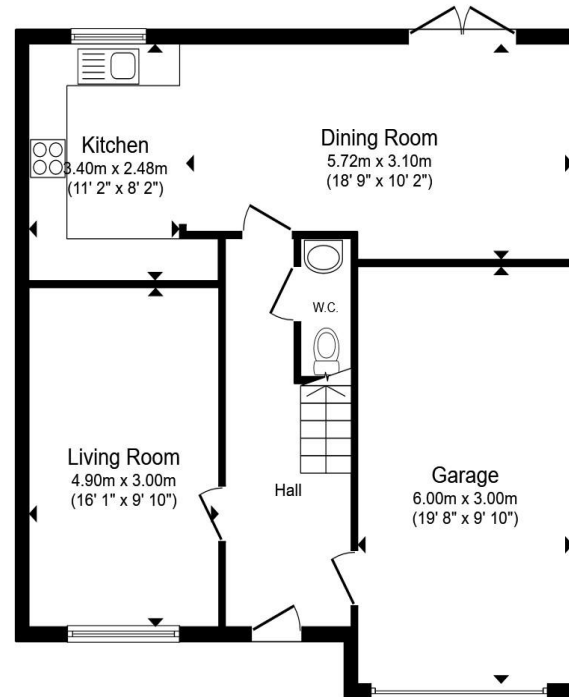
- Immaculately Presented Detached Family Home
- Four Bedrooms
- Principal Bedroom with En-Suite
- Modern Kitchen/Diner with Integrated Appliances
- No Onward Chain

Tenure: Freehold EPC Rating: B

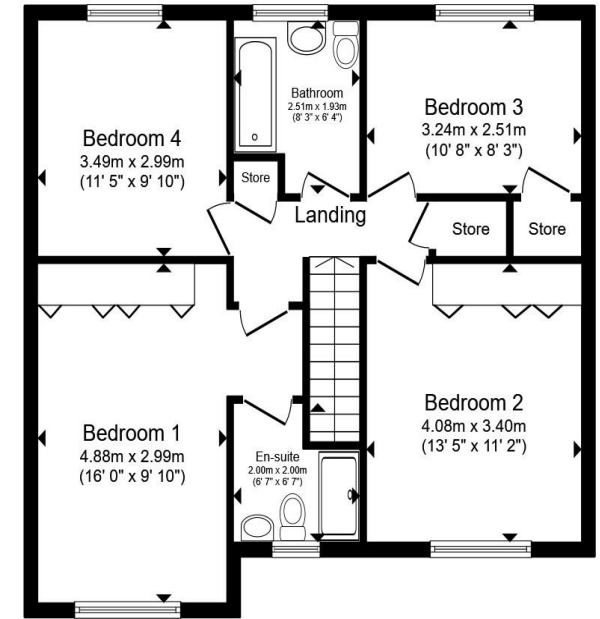
Council Tax Band: E

guide price

**£475,000**



Ground Floor



First Floor

Total floor area 141.9 m<sup>2</sup> (1,527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:

ELY110438 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01353 663311**



[ely@williamhbrown.co.uk](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)