

Asking Price
£1,000,000
Freehold



**'Wilburton House' 24 Twentypence Road,
Wilburton, Cambridgeshire CB6 3RN**

DAVID CLARK
FINE HOMES

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Substantial and exceptionally well presented detached family home in highly regarded village location.

Wilburton House is an exceptional, individual detached executive style home offering extensive and superbly presented accommodation. Situated in a non-estate location, the property is well placed for access to the Cathedral City of Ely and the University City of Cambridge, both of which offer a fine range of amenities and facilities, together with private schooling. A particular feature of the property is the sunning open plan style kitchen/dining/sitting room which provides outstanding space ideal for family and social entertaining on a grand scale. Heating is oil fired, with underfloor heating to the ground floor and via radiators to the first floor, and the windows are Upvc sealed unit double glazed. There is off road parking for several vehicles to the front, a double integral garage and a good sized, fully enclosed garden to the rear. Mains water, electricity and drainage are connected to the property, the Council Tax rating is currently Band G and the EPC rating is currently Band C. For those wishing to move quickly the property also offers immediate possession with no onward chain.

Wilburton is a thriving village situated approximately 12 miles north of Cambridge and 7 miles south of Ely. Local facilities include a highly regarded primary school, theatre group, village hall, social club, Indian restaurant, community shop, extensive garden centre and recreation ground, which annually hosts a hugely successful beer festival and firework display.





Reception Hall:

Stairs to first floor.

Cloakroom:

Recently refitted and comprising close couple WC, wash hand basin and tiled floor.

Family Room:**Kitchen/Breakfast Room:**

Dual aspect, double sink unit, granite work surfaces, range of base level cabinets, large central island unit, Smeg gas range with extractor hood above, Bosch dishwasher, tiled floor, French doors to rear garden, open access to dining area and door to:-

Utility Room:

Sink unit, granite work surfaces, position for washing machine and tumble dryer, boiler cupboard, airing cupboard, store cupboard, features recess's with coat hooks and shoe racks, tiled floor, door to garage and door to outside.

Dining Area:

Tiled floor and open access to sitting room.

Sitting Room:

Triple access, tiled floor, 2 sets of French doors to rear garden. (Although currently concealed there is an inglenook fireplace with inset wood burning stove, which could be reopened, if necessary)

FIRST FLOOR:**Landing:**

Linen cupboard and loft hatch to roof space

Bedroom 1:

Open access to:-

'Jack & Jill' En Suite Bath/Shower Room:

Low level WC, bath, wash hand basin, shower cubicle, heated towel rail, tiled floor and walls and door to:-





Bedroom 4:

Currently used as a dressing room to bedroom 1. (A separate door to this room off the landing currently blocked but could easily be reopened, if necessary)

Bedroom 2:

Door to:-

En Suite Bath/Shower Room:

Low level WC, wash hand basin, shower cubicle, velux window, tiled floor and walls and door to eaves storage area.

Bedroom 3:**Bedroom 5:****Bathroom:**

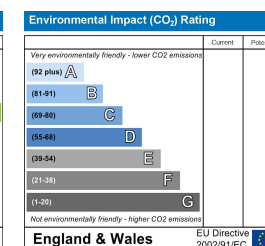
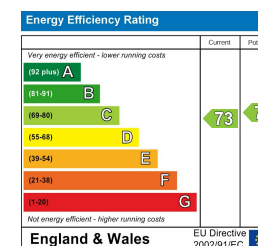
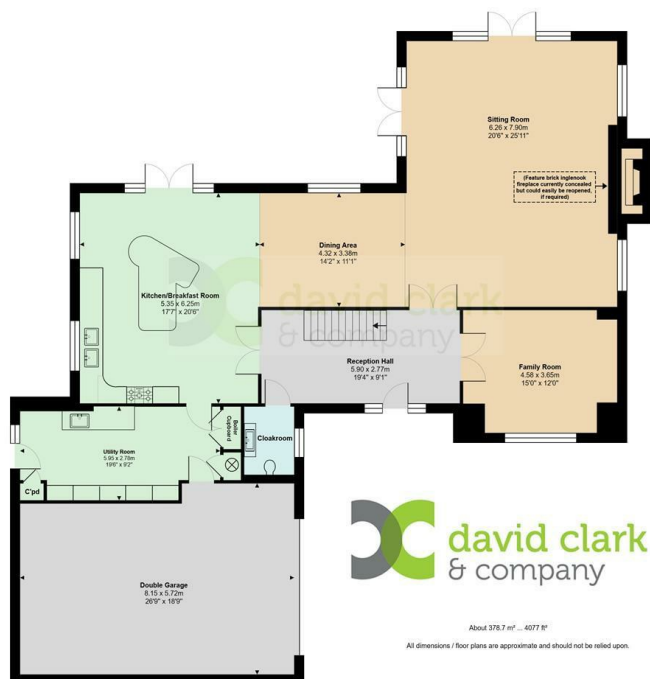
Recently refitted and comprising oval bath, close coupled WC, twin wash hand basins shower cubicle with waterfall shower, recess display alcoves and heated towel rail.

OUTSIDE:

Wilburton House is set back from the road and approached via an electronically operated double gated entrance. A fully enclosed, gravelled area to the front provides secure parking for several cars and access to a double, integral garage with electronically operated up and over door, power and light. There is gated pedestrian access to both sides of the house, with a private paved terrace and useful storage area to the left hand side. A good sized garden to rear is fully enclosed by fencing and contains a large area of lawn and an extensive paved terrace.







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk | clarkhomes.co.uk



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