



Springhead Lane, Ely, Cambridgeshire CB7 4QY

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A rare opportunity to purchase an attractive centrally located 1930's style detached bungalow which is tucked away at the end of the lane in this highly sought after location.

- Entrance Vestibule, Hall & Cloakroom
- Spacious Dual Aspect Living Room
- Garden Room
- Study/Bedroom Four
- Kitchen & Utility Area
- Three Bedrooms (One with En-Suite)
- Bathroom
- Driveway Parking & Detached Garage
- Fitted Solar Panels with Feed In Tariff
- Rear Gardens

Guide Price: £575,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL Entrance door with double glazed insets, radiator, doorway to inner hall and cloakroom.

CLOAKROOM with double glazed window to front. Half tiled walls, WC and wash hand basin.

INNER HALL 12'10" x 9'6" (3.90 m x 2.90 m) with parquet flooring, radiator, built-in cloaks cupboard with hanging rail and shelf, hatch with fitted ladder to a boarded and spacious roof space.

SPACIOUS DUAL ASPECT LIVING ROOM 20'6" x 14'9" (6.25 m x 4.50 m) with double glazed window to rear and double doors to the garden room. Parquet flooring, open fireplace with tiled hearth and surrounds with decorative niches either side. Two radiators. Door to study and garden room.

GARDEN ROOM 20'4" x 5'11" (6.20 m x 1.81 m) with double glazed windows and double French doors leading onto the patio.

STUDY/BEDROOM FOUR 11'11" x 7'10" (3.63 m x 2.38 m) minimum measurements. Double glazed window to side.

KITCHEN 11'11" x 11'5" (3.64 m x 3.47 m) with double glazed window to front and doorway to utility area. Comprehensively fitted with a matching range of natural finish wall and base units with drawers, work surfaces over with matching upstands and inset 1 & 1/3 bowl single drainer sink unit with mixer taps. Built-in cooking appliances include a double oven/grill in a stainless steel finish with microwave over and adjacent four ring halogen hob with extractor fan. Radiator. Further appliance space, door to:-

UTILITY AREA 4'10" x 4'10" (1.48 m x 1.48 m) with double glazed window, plumbing and space for washing machine, further space for dishwasher/tumble dryer subject to measurements.

REAR PORCH 6'10" x 5'11" (2.08 m x 1.80 m) of double glazed construction with door to exterior and lantern window. Cupboard housing the gas boiler serving the central heating and hot water systems.

BEDROOM ONE 12'8" x 11'11" (3.87 m x 3.63 m) with fitted wardrobes to one wall with hanging rails and shelves, radiator, double glazed window to front. Door to:-

EN-SUITE SHOWER ROOM with double glazed window to front. Suite comprising shower cubicle, pedestal wash hand basin and WC. Tiled splashbacks, chrome finish towel rail/radiator.

BEDROOM TWO 13'11" x 12'0" (4.25 m x 3.65 m) with double glazed window to rear overlooking the garden. Parquet flooring, radiator.

BEDROOM THREE 10'11" x 9'11" (3.33 m x 3.03 m) with double glazed window to rear overlooking the garden. Radiator.

BATHROOM with double glazed window to side. Suite comprising pedestal wash hand basin, cast iron bath and WC. Built-in airing cupboard with hot water cylinder and linen shelves. Radiator.

EXTERIOR No. 20 is tucked away at the end of a driveway, with double wrought iron gates, and situated at the very end of the lane. The driveway provides hardstanding for numerous vehicles and in turn leads to a detached garage. The rear garden is a particular feature of the property and consists of a paved patio/terrace, beyond which it is predominantly laid to lawn and bordered by a variety of shrubs, perennials, apple, pear and plum fruit trees. Timber shed. Solar panels are fitted and owned by the property with battery storage and feed in tariff.

DETACHED GARAGE 19'11" x 9'0" (6.07 m x 2.75 m) with timber doors to front and personal door from side. Workshop area, light and power.

Tenure The property is Freehold
Council Tax Band E **EPC** E (80/86)
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6812





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. (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.