



Norfolk Road, Ely, CB6 3EJ

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## Norfolk Road, Ely, Cambridgeshire, CB6 3EJ

A five bedroom detached house offering well planned accommodation located just south of the City of Ely and giving easy access to the A10. No Upward Chain.

- Entrance Hall & Cloakroom
- Dining Room, Sitting Room & Study
- Kitchen/Breakfast Room
- Principal Bedroom with Dressing Area and En-Suite Bathroom
- Four Further Bedrooms & Family Bathroom
- Double Glazing, Gas Central Heating
- Driveway Parking & Double Garage
- Attractive Rear Garden
- No Upward Chain

**Guide Price: £550,000**



**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** with staircase rising to first floor, useful understairs cupboard, radiator.

**DOWNSTAIRS CLOAKROOM** with double glazed window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator.

**DINING ROOM** 11'7" x 8'10" (3.53 m x 2.69 m) with double glazed window to front aspect. Radiator.

**KITCHEN/BREAKFAST ROOM** 15'9" x 9'8" (4.80 m x 2.95 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units with drawers and work surfaces over, inset 1 & 1/2 bowl single drainer stainless steel sink unit. Built-in microwave and electric oven with five ring gas hob and extractor hood over. Patio doors to garden, double radiator.

**STUDY** 9'8" x 6'7" (2.95 m x 2.01 m) maximum measurements with double glazed window overlooking rear garden. Radiator.

**SITTING ROOM** 17'3" x 12'9" (5.26 m x 3.89 m) with two double glazed windows to side aspect. Fireplace with gas coal effect fire, two radiators and sliding patio doors to garden.

**FIRST FLOOR LANDING** with double glazed window to front aspect.

**PRINCIPAL BEDROOM** 13'2" x 10'11" (4.01 m x 3.33 m) with double glazed window to rear aspect. Radiator and door way through to: **EN-SUITE DRESSING AREA & BATHROOM** DRESSING AREA with clothes racks.

Step down to BATHROOM comprising panel enclosed bath with shower attachment over, pedestal wash hand basin and low level WC. Radiator, heated towel rail.

**BEDROOM TWO** 9'9" x 8'9" (2.97 m x 2.67 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 9'9" x 6'7" (2.97 m x 2.01 m) with double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** 13'0" x 8'11" (3.96 m x 2.72 m) with double glazed window to rear aspect. Radiator.

**BEDROOM FIVE** 11'1" x 8'0" (3.38 m x 2.44 m) with double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC and radiator. Airing cupboard with hot water cylinder and shelving above.

**EXTERIOR** to the front is a gravelled garden with adjacent driveway providing off road parking which in turn leads to the DOUBLE GARAGE with up and over door. The rear garden is predominantly laid to lawn with a variety of shrubs and trees and a patio area directly from the property.





**Tenure** The property is Freehold

**Council Tax** Band E      **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6826

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