



Canute Crescent, Ely, Cambridgeshire CB6 1BU

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## Canute Crescent, Ely, Cambridgeshire CB6 1BU

A spacious three bedroom detached bungalow situated on a generous plot with good size front and rear gardens. No upward chain.

- Entrance Lobby & Hall
- Sitting Room & Kitchen
- Snug/Office
- Garden Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Front & Rear Gardens
- No Upward Chain

**Guide Price: £400,000**





**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 LOBBY** with double glazed full length window to side, ceramic tiled flooring, door to:-

**INNER HALL** with radiator, access to loft.

**SITTING ROOM** 15'0" x 12'4" (4.56 m x 3.75 m) with double glazed patio doors opening to front garden, radiator, feature electric fire with surround.

**KITCHEN** 10'8" x 10'8" (3.25 m x 3.25 m) with double glazed window to rear aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap. Space for electric cooker with extractor canopy over, plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring and built-in pantry style cupboard with shelving. Further cupboard housing the Vaillant gas boiler serving the central heating and hot water systems.

**SNUG/OFFICE** 8'5" x 8'5" (2.56 m x 2.56 m) with double glazed patio doors opening to rear garden. Radiator.

**GARDEN ROOM** 11'4" x 7'2" (3.45 m x 2.18 m) with polycarbonate roof and double glazed windows and doors. Vinyl flooring and sliding patio doors which lead off Bedroom Three.

**FAMILY BATHROOM** Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and adapted high rise bath with door and shower attachment over. Opaque double glazed window to rear aspect, heated towel rail, ceramic tiled flooring.

**BEDROOM ONE** 12'6" x 10'2" (3.80 m x 3.10 m) with double glazed window to front aspect. Radiator. Fitted furniture comprising 6 door wardrobes with overhead storage and hanging space and dressing table with drawers.

**BEDROOM TWO** 16'7" x 8'6" (5.05 m x 2.58 m) with double glazed window to side aspect and double glazed patio doors opening to front. Access to loft, radiator.

**BEDROOM THREE** 10'11" x 10'4" (3.32 m x 3.15 m) with doors opening to Garden Room, radiator.

**EXTERIOR** To the front the property is approached by a block paved driveway. The front garden is predominantly laid to lawn with feature conifer trees providing a private seating area. Gated access to the side then leads to the rear. The rear garden is enclosed by wood panel fencing and offers and excellent level of privacy. It has been landscaped with feature plant and shrub borders, lawned area, raised flower beds and patio area.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/6862







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.