



Arundell, Ely, Cambridgeshire CB6 1BQ

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## Arundell, Ely, Cambridgeshire CB6 1BQ

A rare opportunity to purchase a well-proportioned four bedroom detached residence which lies in an enviable position overlooking a green in this highly sought after location.

- Entrance Porch & Hallway
- Sitting Room, Dining Room & Conservatory
- Kitchen and Utility Room
- Ground Floor Shower Room
- Four Bedrooms
- Family Bathroom
- Corner Plot with Front, Side & Rear Gardens
- Double Garage
- No Upward Chain

**Guide Price: £595,000**



**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 PORCH** Double glazed with double glazed entrance door through to:-

**ENTRANCE HALL** with staircase rising to first floor, radiator, door to: -

**SHOWER ROOM** Suite comprising wash hand basin, WC and shower. Radiator, tiled floor, double glazed window to side.

**SITTING ROOM** 16'2" x 12'0" (4.94 m x 3.65 m) Dual aspect room with three double glazed windows to front and one to side, all of which overlook the green. Skirting radiator and panel radiator.

**DINING ROOM** 14'11" x 10'10" (4.55 m x 3.31 m) Triple aspect room with double glazed windows to front and side and double glazed double French doors with wing windows leading to the conservatory. Radiator.

**CONSERVATORY** 10'8" x 9'1" (3.24 m x 2.77 m) pane to pane measurements. Of brick and double glazed construction under a pitched polycarbonate roof with double doors to the rear garden. Ceramic tiled floor.

**KITCHEN** 13'7" x 9'11" (4.15 m x 3.01 m) with double glazed window to rear. Comprehensively fitted with a matching range of natural finish wall and base units with drawers, having roll edge work surfaces over and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer taps, plumbing and space for dishwasher, cooker recess, two radiators, door through to:-

**UTILITY ROOM** 8'0" x 7'2" (2.44 m x 2.18 m) with double glazed window to side and door with double glazed inset through to garden. Base unit with inset single drainer stainless steel sink unit, plumbing for washing machine, recess suitable for upright fridge freezer (subject to measurements). Ceramic tiling to wall and floor.

**FIRST FLOOR LANDING** with double glazed window to front overlooking the green area. Hatch to roof space with fitted ladder, built-in airing cupboard with linen shelves, hot water cylinder and gas boiler serving the central heating and hot water systems.

**BEDROOM ONE** 16'3" x 10'11" (4.95 m x 3.32 m) with double glazed windows to front and rear. Radiator, fitted wardrobes with sliding doors.

**BEDROOM TWO** 11'5" x 9'11" (3.47 m x 3.02 m) with double glazed window to rear. Radiator, sliding doors to one wall concealing a wardrobe, adjacent to which is a pedestal wash hand basin.

**BEDROOM THREE** 11'11" x 7'1" (3.63 m x 2.16 m) with double glazed window to front. Radiator, built-in wardrobe with adjacent shelving.

**BEDROOM FOUR** 12'0" x 7'1" (3.65 m x 2.16 m) with double glazed window to front. Built-in wardrobe with fitted shelving. Radiator.

**BATHROOM** Fitted with a four piece suite comprising panel enclosed bath, wash hand basin, close coupled WC and separate shower cubicle. Tiled splashbacks, radiator.

**EXTERIOR** The house occupies a wonderful position overlooking a green with a variety of trees. It is set back from the road on corner plot gardens. The front is predominantly laid to lawn with a variety of shrubs, perennials and trees which continues to the side of the property.

The rear garden is a particular feature of the property. It is predominantly laid to lawn and has several mature shrubs and perennials.

**DOUBLE GARAGE** 18'7" x 18'2" (5.67 m x 5.53 m) maximum measurements narrowing to 4.26m. With twin up and over doors, power and light and a separate workshop area with window to rear and bench.





**Tenure** The property is Freehold  
**Council Tax** Band E **EPC D (57/78)**  
**Viewing** By Arrangement with Pocock & Shaw  
 Tel: 01353 668091  
 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk) [www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD/6872

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