



School Road, Ely, Cambridgeshire CB6 2FG

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School Road, Ely, Cambridgeshire CB6 2FG

A recently extended and beautifully presented four bedroom detached family home situated within walking distance of local schools.

- Entrance Hall & Cloakroom
- Lounge & Dining Room
- Open Plan Kitchen/Breakfast Room
- Utility Room
- Family Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Double Driveway & Single Garage
- Landscaped Gardens to Front & Rear

Guide Price: £625,000



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, radiator, built-in cloaks cupboard.

LOUNGE 15'4" x 12'8" (4.68 m x 3.87 m) with double glazed French doors to rear garden and double glazed window to side aspect, feature coal effect fireplace, radiator.

STUDY 10'0" x 8'10" (3.05 m x 2.68 m) with double glazed window to front aspect, radiator, laminate flooring.

CLOAKROOM Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Tiled flooring, double glazed window to front aspect, radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM 12'10" x 12'4" (3.92 m x 3.75 m) Fitted with an attractive range of matching wall and base units including drawers with solid wood work surfaces over, inset 1 & 1/2 bowl single drainer sink unit, feature tiled splashbacks, eye level electric oven, four ring gas hob with Neff extractor hood and splashback. Useful understair storage cupboard. Patio doors to private patio area, double glazed window to rear aspect, floor to ceiling radiator, ceramic tiled flooring and opening to:-

FAMILY ROOM / DINING ROOM 14'7" x 12'0" (4.45 m x 3.65 m) with double glazed bi-folding patio doors to rear garden, door to side patio and double glazed window, feature floor to ceiling radiator and further radiator, ceramic tiled flooring. Spotlights to ceiling.

UTILITY ROOM 8'5" x 5'3" (2.57 m x 1.60 m) Fitted with a range of matching base and wall units including drawers, wall mounted gas fired boiler, inset single drainer stainless steel sink unit, plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, radiator, door to driveway.

FIRST FLOOR LANDING with access to loft, radiator, built-in airing cupboard housing water cylinder.

BEDROOM ONE 14'1" x 10'3" (4.28 m x 3.13 m) with two double glazed windows to front aspect, radiator, two built-in double wardrobes with overhead storage and hanging space, over stair storage cupboard.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising double size tiled shower cubicle, low level WC, and vanity unit with inset wash hand basin. Radiator, shaver point, vinyl flooring and double glazed window to side aspect.

BEDROOM TWO 10'8" x 9'0" (3.25 m x 2.75 m) with built-in double wardrobes with overhead storage and hanging space, double glazed window to front aspect, radiator.

BEDROOM THREE 9'10" x 7'9" (3.00 m x 2.35 m) with double glazed window to rear aspect, radiator.

BEDROOM FOUR 10'0" x 8'0" (3.05 m x 2.44 m) with window to rear aspect, built-in double wardrobe, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower attachment over, low level WC and pedestal hand basin. Tiled splashbacks, shaver point, radiator, double glazed window to rear aspect.

EXTERIOR The property is conveniently located within walking distance of a local primary school and having a significant advantage of a double driveway and single **GARAGE** to provide ample off road vehicular parking.

To the rear of the property, you will find an immaculately presented landscaped garden to create a family social area with extensive paved patio, lawn and raised borders with a variety of plants and shrubs. A personal door leads into the single **GARAGE**.

Tenure The property is Freehold
Council Tax Band E **EPC** B (85/94)
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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.