



Northwold, Ely, Cambridgeshire CB6 1BG

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White Lodge, Northwold, Ely, Cambridgeshire CB6 1BG

A well appointed four bedroom detached residence which lies in one of Ely's most desirable locations.

- Entrance Hall
- Dual Aspect Living Room
- Open Plan Kitchen/Dining Room
- Garden Room
- Utility Room
- Ground Floor Shower Room
- Four Bedrooms
- Bathroom
- Low Maintenance Garden
- Driveway Parking & Garage

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.

STORM PORCH with quarry tiled floor, entrance door with stained glass insets through to:-

ENTRANCE VESTIBULE with double glazed window, radiator, fitted mat and door to:-

ENTRANCE HALL with Kahrs oak wood flooring, radiator, double doors to Living Room, door to Dining Room and staircase rising to first floor.

DOUBLE ASPECT LIVING ROOM 22'11" x 11'10" (6.98 m x 3.61 m) with double glazed windows to front and side. Attractive open fireplace with a marble hearth and matching insets with timber surround and shelf. Three radiators.

GROUND FLOOR SHOWER ROOM with double glazed window to front. Suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Radiator.

DINING ROOM 10'11" x 10'11" (3.33 m x 3.33 m) with archway to Kitchen and opening to Garden Room. Kahrs oak wood flooring and radiator.

KITCHEN 10'10" x 10'10" (3.30 m x 3.30 m) with door to Utility and double glazed window to side. Fitted with a matching range of wall and base units in a natural finish with work surfaces over, tiled splashbacks and inset 1 & 1/3 bowl single drainer sink unit with mixer tap. Integrated fridge and dishwasher, four ring integrated

gas hob with extractor hood over, double oven/grill. Further recess for upright fridge freezer (subject to measurements). Terracotta tiled floor.

UTILITY ROOM 17'10" x 3'10" (5.44 m x 1.18 m) with double glazed window and door to garden. Base unit with drawers and inset single drainer stainless steel sink unit, plumbing and space for washing machine, tiled splashbacks, wall mounted cupboards and quarry tiled floor. Door to Garage.

GARDEN ROOM 15'1" x 6'11" (4.60 m x 2.10 m) (pane to pane) with Kahrs oak wood flooring, double glazed windows to three aspects and double doors to the rear garden. Radiator.

FIRST FLOOR LANDING with double glazed door to balcony, radiator.

BEDROOM ONE 11'11" x 10'11" (3.62 m x 3.33 m) with two double glazed windows. Built-in double wardrobe with sliding part mirrored doors. Radiator.

BEDROOM TWO 10'11" x 9'0" (3.34 m x 2.74 m) with double glazed window. Built-in double wardrobe with sliding doors. Radiator.

BEDROOM THREE 10'11" x 8'10" (3.33 m x 2.70 m) plus door recess. Two double glazed windows, radiator and double wardrobe with sliding doors and high level storage cupboards above.

BATHROOM with double glazed window. Suite comprising claw foot bath with side taps, separate shower cubicle, pedestal wash hand basin and WC. Tiled surrounds. Shelved airing cupboard with radiator.

EXTERIOR The property is set back from the road behind a good sized front garden which is mainly block paved, laid to lawn on one side and paved on the other, which in turn leads to a driveway approach to the garage. The rear garden is designed with low maintenance in mind in a courtyard style which is predominantly paved. **GARAGE** 16'9" x 8'9" (5.10 m x 2.66 m) with electric up and over door, power and lighting.

Tenure
Council Tax
Viewing

Ref

The property is Freehold
Band E EPC D (65/81)
By Arrangement with Pocock & Shaw
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GVD/6903





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.