



Tennyson Place, Ely, Cambridgeshire CB6 3WF

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Tennyson Place, Ely, Cambridgeshire CB6 3WF

A well-presented four double bedroom detached family home situated in a setback position in this highly sought after development close to St Johns School and Ely Leisure Park.

- Entrance Hall & Cloakroom
- Dual Aspect Lounge
- Open Plan Kitchen/Dining Room
- Conservatory
- Three Bedrooms & Bathroom to First Floor
- Second Floor Principal Bedroom & En-Suite Shower Room
- Driveway Parking & Garage
- Rear Enclosed Garden

Guide Price: £450,000



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 door to front aspect, staircase rising to first floor and useful under stairs storage cupboard. Wood flooring and radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, built in storage cupboard and opaque double glazed window to front aspect, vinyl flooring.

DUAL ASPECT LOUNGE 14'7" x 11'0" (4.45 m x 3.35 m) Dual aspect room with three double glazed windows to front and side aspects, wood flooring, two radiators, double doors opening through to:-

OPEN PLAN KITCHEN/DINING ROOM 17'11" x 11'2" (5.45 m x 3.40 m) Recently fitted with an attractive range of matching wall and base units with work surfaces over, inset 1 & 1/2 bowl stainless steel single drainer sink unit and mixer tap and metro style tiled splashbacks. Fitted electric oven, inset four ring electric induction hob and extractor hood above, space for freestanding fridge freezer, plumbing for washing machine and dishwasher. Further built-in base units, ceramic tiled flooring and opening to:-

Dining area with radiator, double glazed window to side aspect, ceramic tiled flooring and double doors opening through to:-

CONSERVATORY 16'9" x 8'2" (5.10 m x 2.50 m) Of brick and double glazed construction with heat reflective roof, French doors opening into rear garden and personal door through to single garage.

FIRST FLOOR LANDING with useful overstairs storage cupboard.

BEDROOM TWO 14'7" x 9'2" (4.45 m x 2.80 m) with three double glazed windows to rear and side aspect, fitted double wardrobe plus additional built in cupboard, radiator.

BEDROOM THREE 10'2" x 8'6" (3.10 m x 2.60 m) with two double glazed windows to side and rear aspects, radiator.

BEDROOM FOUR 8'6" x 8'4" (2.60 m x 2.55 m) with double glazed window to rear aspect, radiator.

BATHROOM Fitted with a three piece suite comprising panel enclosed bath with shower over, drencher shower head and separate hand shower attachment, low level WC and vanity unit inset wash hand basin. Tiled splashbacks, heated towel rail, vinyl flooring, double glazed window to front aspect.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM 11'8" x 9'6" (3.55 m x 2.90 m) with Velux window to rear aspect, eaves storage cupboards, radiator. Door into:-

EN-SUITE SHOWER ROOM Fitted with a three piece tiled suite comprising shower cubicle with drencher head and hand shower attachment, low level WC and wash hand basin. Velux window to side aspect, ceramic tiled flooring, heated towel rail.

EXTERIOR 17'7" x 8'4" (5.35 m x 2.55 m) The property is situated in a private close with a driveway providing off road parking which in turn leads to a single GARAGE measuring 17'7" x 8'4" (5.35m x 2.55m) with up and over door, power, lighting and storage into the eaves. Side gated access leads to a generous corner plot rear garden which is enclosed by wood panel fencing and offers an excellent level of privacy. It is mainly laid to lawn with a decking area. The position of the property is certainly a feature to be noted as it is situated siding onto parkland with excellent privacy and within easy access to the Isle of Ely and local schooling.

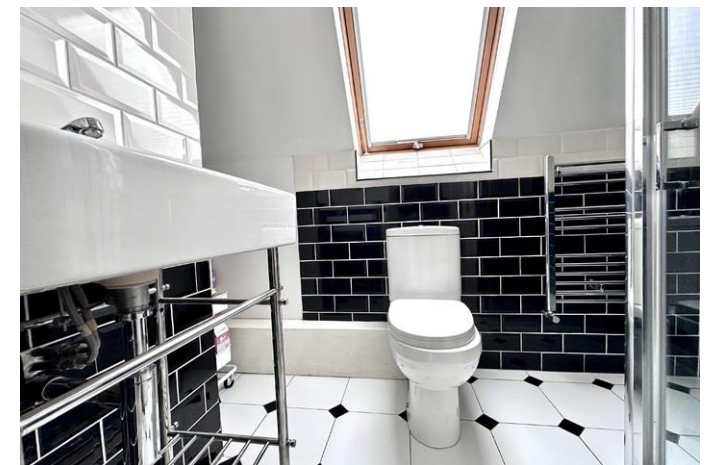
AGENTS NOTE The current owners have made improvements to the property since the EPC was carried out.

Tenure The property is Freehold

Council Tax Band C **EPC** C (72/83)

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Ref MJW/6911





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.