



Morley Drive, Ely, Cambridgeshire CB6 3FQ

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An exceptionally well presented, imposing, double fronted detached three storey residence which lies overlooking a large amenity green in this sought after cul-de-sac on the Cambridge side of the City.

- Entrance Hall & Cloakroom
- Dual Aspect Living Room
- Superb Kitchen/Dining Room
- Dual Aspect Principal Bedroom with En-Suite
- Four Further Bedrooms
- First Floor Bathroom & Second Floor Shower Room
- Front & Rear Gardens
- Garage & Parking

Guide Price: £535,000



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 entrance door, staircase rising to first floor with useful cupboard under, radiator and Amtico flooring.

CLOAKROOM with double glazed window to front. Fitted two piece suite comprising close coupled WC, pedestal wash hand basin and radiator.

KITCHEN/DINING ROOM 21'2" x 11'8" (6.45 m x 3.56 m) with double glazed windows to front and rear. Fitted with a matching range of John Lewis Newbridge bone effect wall and base units, all soft closing, with drawers and granite work surfaces over with inset wash hand basin and tiled splashbacks. Matching dresser style unit, built-in appliances to include an integrated dishwasher and fridge/freezer. Recess for a range style cooker with stainless steel extractor hood over. Radiator and door to:-

UTILITY ROOM 6'0" x 5'3" (1.83 m x 1.60 m) with door to garden. Granite work surface with matching wall cupboards and shelving, plumbing for washing machine and further space for tumble dryer. Extractor fan, control for central heating system. Amtico flooring.

LIVING ROOM 21'4" x 11'8" (6.50 m x 3.56 m) Dual aspect room with double glazed window to front and double glazed French door with wing windows to rear garden. Feature fireplace with granite hearth and timber mantle and surround, TV point and two radiators.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 21'4" x 11'0" (6.50 m x 3.35 m) Originally designed to be two separate bedrooms and is now a lovely dual aspect room over 21' in length with four double wardrobes and high level storage cupboards fitted with display lighting and two radiators. Door to:-

EN-SUITE SHOWER ROOM with double glazed window to rear. White suite comprising tiled shower cubicle with Hydromax shower unit, close coupled WC and pedestal wash hand basin. Ceramic tiled floor, radiator, extractor fan and shaver point.

BEDROOM TWO 10'8" x 9'1" (3.25 m x 2.77 m) with double glazed window. Three fitted double wardrobes and built-in knee hole dressing table/desk area, Amtico flooring and radiator.

BEDROOM THREE 10'6" x 7'8" (3.20 m x 2.34 m) with built-in wardrobe with part mirrored sliding doors and radiator.

BATHROOM with double glazed window to front. White fully tiled suite comprising panel enclosed bath with central mixer taps, vanity unit with wash hand basin and close coupled WC. Extractor fan and radiator.

SECOND FLOOR LANDING 9'11" x 6'7" (3.02 m x 2.01 m) Currently used a study area with double glazed roof light to front.

BEDROOM FOUR 12'4" x 11'4" (3.76 m x 3.45 m) Dual aspect room with double glazed Dorma window to front and two double glazed Velux windows to rear. Fitted furniture to include two double wardrobes. Radiator.

BEDROOM FIVE 3.78m maximum, narrowing to 3.02m x 1.63m (12'5" maximum, narrowing to 9'11" x 5'4") with double glazed window and radiator.

SHOWER ROOM with double glazed Velux window to rear. White suite comprising tiled shower cubicle with Hyromax shower unit, close coupled WC and pedestal wash hand basin. Radiator.

EXTERIOR Overlooking a large amenity green, the front garden is enclosed by wrought iron railings and consists of two slate beds either side of a central pathway with borders consisting of a variety of shrubs and perennials. The rear garden is a particular feature of the property having been attractively landscaped by the present owners it consists of a random paved terrace from the house beyond which is a shaped lawn all of which is bordered by a wide range of perennials, climbers and trees such as roses, clematis, birch and hawthorn.

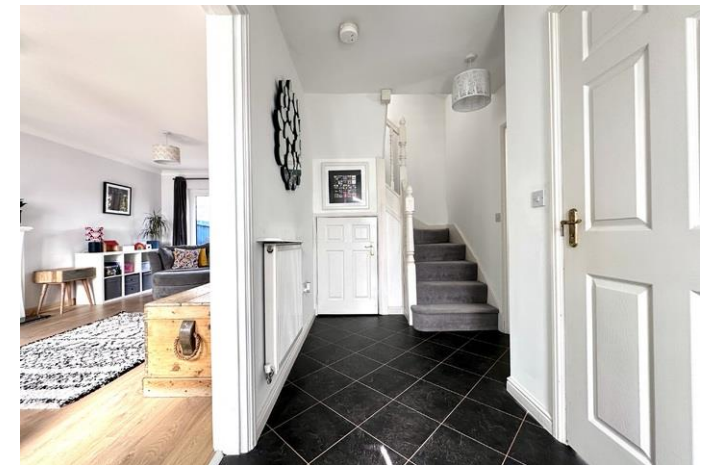
OUTSIDE OFFICE measuring 3.20m x 2.65m (10'6" x 8'8") fully insulated with power and lighting.

Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

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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.