



West Fen Road, Ely, Cambridgeshire CB6 1AL

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## West Fen Road, Ely, Cambridgeshire CB6 1AL

A superbly appointed four double bedroom detached family home within minutes' walk of the Cathedral and city centre. The spacious accommodation is extremely well presented throughout, and an early viewing is recommended.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND AMPLE OFF ROAD PARKING

**Guide Price £800,000**



**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. 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** Front door with floor to ceiling window to one side. Double fitted storage cupboard. Staircase rising to first floor with glass balustrades. Engineered oak flooring.

**CLOAKROOM** Comprising low level WC, vanity inset wash basin, engineered oak flooring.

**SITTING ROOM** 19'0" x 11'0" (5.79 m x 3.35 m) Dual aspect room with double glazed window facing front aspect and French doors leading to rear garden. Engineered oak flooring and multi-fuel burner.

**FAMILY ROOM** 16'0" x 10'0" (4.88 m x 3.05 m) Dual aspect room with windows facing front and side aspects. Engineered oak flooring.

**OPEN PLAN KITCHEN/DINING ROOM** 22'0" x 10'1" (6.71 m x 3.07 m) Fitted with stainless steel sink unit with drainer. Range of base and drawer units with work surfaces over and matching range of wall mount units. Five ring hob with extractor over. Fitted electric oven. Integrated dishwasher and fridge/freezer. Breakfast bar, engineered oak flooring.

**Dining area** with double glazed French doors to rear garden. Engineered oak flooring.

**UTILITY ROOM** 7'0" x 7'0" (2.13 m x 2.13 m) With stainless steel sink unit with drainer. Range of base units with working surfaces over and matching wall mounted cupboards. Plumbing for washing machine. Door to rear garden and door to garage.

**LANDING** With radiator, built-in storage cupboard and hatch to loft space.

**PRINCIPAL BEDROOM** 14'1" x 11'0" (4.29 m x 3.35 m) Double glazed window facing front aspect, radiator.

**ENSUITE SHOWER ROOM** Comprising fully tiled double shower cubicle with drench shower head and hand shower attachment. Low level WC, vanity inset wash basin. Heated towel rail. Double glaze window to rear aspect.

**BEDROOM TWO** 11'1" x 11'0" (3.38 m x 3.35 m) Double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11'0" x 10'0" (3.35 m x 3.05 m) Double glazed window to front aspect, radiator.

**BEDROOM FOUR** 11'0" x 9'0" (3.35 m x 2.74 m) Double glazed window to rear aspect, radiator.

**FAMILY BATHROOM** Comprising panel bath with shower over. Low level WC, inset vanity wash basin, heated towel rail. Double glazed window to side aspect.

**EXTERIOR** The property is set back from the road behind a block paved driveway which provides hard standing for several vehicles and in turn leads to the garage. There is a hedge to the front, a wall on one side and laurels planted on the other. Enclosed by timber fencing, the rear garden consists of an almost full width terrace from the house. Beyond this it is laid to lawn and bordered on two sides by mature shaped conifers.

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** D (68/80)

**Viewing** By Arrangement with Pocock & Shaw  
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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