



**School Road, Ely, Cambridgeshire CB6 2FG**

[www.pocock.co.uk](http://www.pocock.co.uk)





## School Road, Ely, Cambridgeshire CB6 2FG

A stunning four double bedroom detached family home with double detached garage (partially converted to Studio/Gym) and situated on a generous, recently landscaped, plot.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Study & Utility Room
- Principal Bedroom with En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Upgraded Doors, Flooring and CCTV System
- Double Garage (Converted to Studio/Gym)
- Landscaped Rear Garden

**Guide Price: £600,000**





**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 to front aspect, staircase rising to first floor and useful understair storage cupboard, ceramic tiled flooring, radiator, wall mounted thermostat.

**LIVING ROOM** 15'5" x 12'2" (4.70 m x 3.71 m) with double glazed sash style window to front aspect with built-in shutter, two radiators, feature fireplace with inset wood burning stove, double doors opening to:-

**KITCHEN/DINING ROOM** 29'4" x 10'6" (8.95 m x 3.20 m) with two double glazed windows to rear aspect and double glazed patio doors opening to rear garden. Fitted with an attractive range of wall and base units with quartz work surfaces over and tiled splashbacks. Inset stainless steel sink unit with mixer tap, Rangemaster double oven and hob with extractor canopy over, space for fridge freezer (subject to measurements) built-in appliances include dishwasher and wine cooler. Ceramic tiled flooring, radiator and underfloor heating.

**UTILITY ROOM** 7'5" x 5'5" (2.27 m x 1.65 m) Fitted with base units and work surfaces over, inset stainless steel sink unit with mixer tap and tiled splashbacks. integrated washing machine, Ideal Logic gas boiler, radiator, ceramic tiled flooring and door to side aspect.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Ceramic tiled flooring, radiator.

**STUDY** 9'10" x 9'8" (2.99 m x 2.95 m) with double glazed sash style window to front aspect with built-in shutter. Radiator.

**FIRST FLOOR LANDING** with radiator. Built-in airing cupboard housing water tank and slatted shelves.

**PRINCIPAL BEDROOM** 15'5" x 12'2" (4.70 m x 3.72 m) with window to front aspect. Radiator. Built-in double wardrobe with overhead storage and hanging space.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled splashbacks, sash style window to front aspect, heated towel rail and tiled flooring.

**BEDROOM TWO** 11'0" x 10'8" (3.35 m x 3.26 m) with double glazed window to front aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

**BEDROOM THREE** 11'9" x 9'2" (3.57 m x 2.79 m) with double glazed window to rear aspect, double wardrobe with overhead storage and hanging space. Radiator.

**BEDROOM FOUR** 10'6" x 9'3" (3.21 m x 2.82 m) with double glazed window to rear aspect, double wardrobe with overhead storage and hanging space. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin, bath and single shower cubicle. Ceramic tiled flooring.

**EXTERIOR** 18'4" x 10'8" (5.60 m x 3.25 m) The front garden has been hard landscaped with box hedging, gated access then leads to the rear. Detached double **GARAGE**, with two off road parking spaces in front, has two up and over doors and has been divided internally to create storage, measuring 19'8" x 10' 2" (6m x 3.10m), with power and lighting and a personal door linking to side passageway. Inner partition creates a divide with a wall insulated **GYM/STUDIO** area measuring (18'4" x 10' 8") 5.60m x 3.25m.

The rear garden is enclosed by wood panel fencing and has been beautifully landscaped with paved patio area, lawned garden area with gravelled beds and brick built planter packed with shrubs and perennials.

**AGENTS NOTE** The current owners have upgraded the property with new internal glazed doors to the ground floor, new flooring, a fitted gym and a CCTV system as well as completely landscaping the rear garden.

**Tenure** The property is Freehold

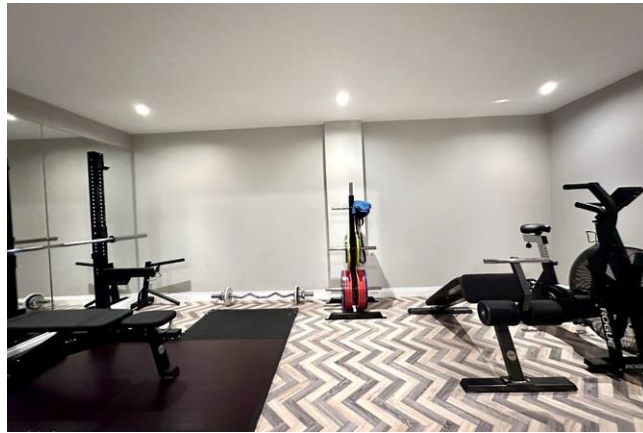
**Council Tax** Band E **EPC** B (85/92)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6959







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.