



Cherry Drive, Ely, Cambridgeshire CB6 2FP

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This beautifully presented 'Magnus' design former Hopkins Homes show home, which has had further improvements including completely remodelled main bathroom and shower room and updates to the kitchen, offers flexible living space and is situated on a private drive with just a short walk to the Isle of Ely school, Lantern school and Ely College.

- Entrance Hall & Utility Room
- Ground Floor Bedrooms Four & Five
- Recently Refitted Bathroom
- First Floor Open Plan Living Room & Snug
- Open Plan Kitchen & Dining Room
- Second Floor Principal Bedroom & En-Suite
- Two Further Bedrooms
- Shower Room
- Carport & Garage
- Enclosed Rear Garden

Guide Price: £589,950



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, radiator, staircase rising to first floor, understair storage cupboard and useful cloaks cupboard.

BEDROOM FOUR 10'3" x 9'7" (3.12 m x 2.92 m) with double glazed window to front aspect, radiator, wall mounted fuse box.

BEDROOM FIVE/DAY ROOM 13'11" x 9'7" (4.25 m x 2.92 m) with double glazed patio doors opening to rear garden, radiator.

RECENTLY REFITTED BATHROOM with a three piece suite comprising vanity unit with inset wash hand basin & mixer tap, storage cupboards and low level WC, bath with shower attachment over. Heated towel rail.

UTILITY ROOM 10'3" x 7'0" (3.12 m x 2.14 m) Fitted with a range of base and wall units with work surfaces over, inset single drainer sink unit and tiled splashbacks. Built-in washing machine, built-in fridge freezer, space for tumble dryer, wall mounted Ideal Logic boiler, radiator and door to rear garden.

FIRST FLOOR LANDING with staircase rising to second floor, radiator, built-in cupboard.

OPEN PLAN LIVING AREA - MAIN LIVING ROOM 16'11" x 16'11" (5.16 m x 5.15 m) with two double glazed windows to rear aspect, three radiators, double doors opening to Kitchen/Dining area.

SNUG AREA 11'1" x 9'11" (3.39 m x 3.03 m) with double glazed window to rear aspect, two radiators, Hammonds bespoke built-in TV unit with shelving and cupboards.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA 13'6" x 9'11" (4.11 m x 3.03 m) with double glazed window to front aspect. Fitted with a modern range of wall and base units with quartz work surfaces over, inset 1 & 1/2 bowl sink unit with mixer tap and herringbone style tiled splashbacks. Inset four ring Neff hob and extractor canopy over, recently installed Neff fan oven/grill and microwave/grill with warming drawer in between, built-in dishwasher, ceramic tiled flooring which continues through to:-

DINING AREA 16'11" x 10'3" (5.15 m x 3.12 m) with two double glazed windows to front aspect. Built-in storage unit, space for fridge freezer, ceramic tiled flooring, radiator.

SECOND FLOOR LANDING with access to loft, built-in airing cupboard with Mega flow cylinder, overstairs storage cupboard.

BEDROOM ONE 14'9" x 10'3" (4.49 m x 3.12 m) maximum measurements. Double glazed window to front aspect, radiator, built-in double wardrobe with overhead storage and hanging space. Door leading to **EN-SUITE SHOWER ROOM** with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and corner shower cubicle with tiled splashbacks. Spotlights, heated towel rail and ceramic tiled flooring.

BEDROOM TWO 16'11" x 9'1" (5.15 m x 2.78 m) with double glazed window to rear aspect, built-in double wardrobes with overhead storage and hanging space. Radiator.

BEDROOM THREE 14'5" x 9'11" (4.40 m x 3.03 m) with its own entrance hallway, recently installed full length Hammonds wardrobes and a variety of built-in shelving, drawers and hanging space. Dormer window to front aspect and Velux window to rear. Two radiators.

SHOWER ROOM Recently installed with a three piece suite comprising double walk-in shower, vanity with inset wash hand basin, mirrored wall mounted cabinet and low level WC with further built-in storage cupboards. Heated towel rail, ceramic tiled splashbacks and flooring.



EXTERIOR The property is situated in an ideal private location set off Cherry Drive on a small spur of four other properties. Adjacent car port allows parking for two vehicles which in turn leads to the gated access to the rear and single **GARAGE** which has power and lighting. The fully enclosed rear garden is predominantly laid to lawn with a patio area and pathway leading to the garage and rear storage.

Tenure The property is Freehold

Council Tax - Band E

EPC B (86/92)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6960



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.



The Magnus

Plots 70, 71(h), 84(h), 85, 86(h), 87, 93, 94, 95(h), 96(h), 97, 98(h), 102, 103(h), 104, 105(h), 106, 156, 190(h) & 191

Day Room	4.251m x 2.918m	13'11" x 9'7"	Living Room	5.161m x 5.150m	16'11" x 16'11"
Utility	3.116m x 2.138m	10'2" x 7'0"	Family Room	3.396m x 3.025m	11'2" x 9'11"
Study	3.115m x 2.918m	10'2" x 9'7"	Master Bedroom	4.492m x 3.117m	14'9" x 10'3"
Kitchen	4.107m x 3.025m	13'6" x 9'11"	Bedroom 2	5.150m x 2.788m	16'11" x 9'2"
Dining Room	5.150m x 3.116m	16'11" x 10'3"	Bedroom 3	4.402m x 3.025m	14'5" x 9'11"

