



Silver Springs, Ely Road, Little Thetford, Ely CB6 3HJ

www.pocock.co.uk



Silver Springs, Ely Road, Little Thetford, Cambridgeshire CB6 3HJ

A rare opportunity to acquire a four bedroom detached family home situated on a generous plot of approximately 3.5 acres (STS) with outside entertaining area and ample parking. No upward chain.

- Entrance Lobby & Hallway
- Dual Aspect Family Room
- Sitting Room & Dining Room
- Garden Room
- Recently Fitted Kitchen
- Four Bedrooms & Four En-Suites
- Ample Driveway Parking
- Double Garage
- Rear Garden Extending to Approx 3 acres (STS)
- No Upward Chain

Guide Price: £685,000



The small sought after, no through village, of **LITTLE THETFORD** lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College.

ENTRANCE LOBBY with door to front aspect, two double glazed windows to both sides, vinyl flooring, radiator, stained glass door leading into:-

HALLWAY with staircase to first floor, wall mounted thermostat.

FAMILY ROOM 25'9" x 10'6" (7.85 m x 3.20 m) Dual aspect room with double glazed window to front aspect, two radiators, inset wood burning stove and double glazed bi-folding doors opening to garden room.

SITTING ROOM 16'9" x 15'7" (5.10 m x 4.75 m) with double glazed bi-fold doors opening to garden room, radiator, freestanding electric fire.

DINING ROOM 13'9" x 8'10" (4.20 m x 2.70 m) with stable doors opening to outdoor entertainment area and double glazed bi-fold doors opening to garden room. Radiator, vinyl flooring and useful understairs storage cupboard.

GARDEN ROOM 42'4" x 11'6" (12.90 m x 3.50 m) with polycarbonate roof, double glazed windows and patio doors opening to rear, three radiators, vinyl flooring.

KITCHEN 14'3" x 10'6" (4.35 m x 3.20 m) with double glazed windows to front aspect, double doors opening to dining room and stable door into hallway. Recently fitted with an attractive range of wall and base units with work surfaces over and lights, range style cooker with five ring gas hob, integrated combi microwave, grill and mini oven, built-in appliances include dishwasher, washing machine, tumble dryer and fridge freezer. Vinyl flooring.

BEDROOM FOUR/GUEST BEDROOM 12'8" x 10'6" (3.85m x 3.20m) Off the Family room with double glazed box bay window to front aspect, radiator and door to:-
EN-SUITE Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan, vinyl flooring.

FIRST FLOOR LANDING with two double glazed windows to rear aspect overlooking the garden. Radiator.

BEDROOM ONE 15'7" x 9'8" (4.75 m x 2.95 m) with double glazed window to rear aspect. Radiator, door to:-
NEW EN-SUITE Fitted with a three piece suite comprising low level WC, walk-in double shower and vanity unit with inset wash hand basin. Touch sensitive mirror with shaver point, double glazed window to front aspect, heated towel rail, extractor fan and vinyl flooring.

BEDROOM TWO 12'6" x 10'6" (3.80 m x 3.20 m) with double glazed window to front aspect. Radiator, built-in airing cupboard housing water cylinder, shelving and window to front.
NEW EN-SUITE Fitted with a three piece suite comprising bath with separate shower over, low level WC and vanity unit with inset wash hand basin. Tiled splashbacks, touch sensitive mirror with shaver point extractor fan, double glazed window to front, heated towel rail, laminate flooring.

BEDROOM THREE 10'10" x 10'6" (3.30 m x 3.20 m) with double glazed window to rear aspect. Radiator.
EN-SUITE Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Heated towel rail, double glazed window to front aspect, extractor fan double door cupboard with slatted shelves and radiator, vinyl flooring.



EXTERIOR The property is approached by a private gravelled driveway, providing ample off road parking and with mature hedging to the front. Side gate access leads to the rear.

The rear garden is certainly a feature to be noted as it offers an excellent level of privacy being enclosed by mature trees and established plant and shrub borders. A large covered outside area measuring 8.82m x 3.10m with raised decking overlooking the main lawn area. Further decking area with a gazebo over the hot tub area. Timber shed. Main garden leads to the paddock/meadow to the rear of approximately 3 acres (STS).

ATTACHED DOUBLE GARAGE with up and over doors, power, lighting and personal door to the rear garden.

Tenure - The property is Freehold

Council Tax - Band D

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref PEO-6965



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.

