



Kingdon Avenue, Prickwillow, Ely, CB7 4UL

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Kingdon Avenue, Prickwillow, Ely, Cambridgeshire CB7 4UL

A beautifully presented four bedroom detached family home situated on a generous plot with double detached garage, outside office/studio and rear countryside views towards Ely.

- Sitting Room
- Open Plan Kitchen/Dining Room/Snug
- Study
- Cloakroom & Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Generous Plot with Ample Off Road Parking
- Double Detached Garage
- Established Landscaped Rear Garden with Studio/Office

Guide Price: £550,000



PRICKWILLOW is a small village situated about 4 miles from Ely adjacent to the River Lark.

ENTRANCE HALL with staircase rising to first floor and useful understairs storage cupboard, wood flooring, radiator.

SITTING ROOM 16'0" x 13'11" (4.87 m x 4.25 m) Dual aspect room with double glazed windows to front and side, feature wood burner stove with attractive surround, dimmer switches and wood flooring.

STUDY 8'6" x 6'9" (2.60 m x 2.05 m) with double glazed window to front aspect, radiator, wood flooring.

'L' SHAPED OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

KITCHEN 13'9" x 10'2" (4.20 m x 3.10 m) with double glazed window to rear aspect with fantastic views over countryside towards Ely. Recently fitted with an attractive range of wall and base units with solid wood work surfaces over, tiled splashbacks and inset ceramic sink unit with mixer taps. Inset five ring Neff induction hob with two built-in ovens/microwave and warming drawer under. Pull-out double pantry cupboard, built-in dishwasher, radiator, tiled flooring opening into: -

DINING AREA 9'0" x 8'6" (2.75 m x 2.60 m) with wood flooring, dimmer switch, opening into: -

FAMILY ROOM/SNUG 9'10" x 9'0" (3.00 m x 2.75 m) with feature window to rear having views over open countryside and patio doors opening to rear terrace. Radiator, wood flooring.

UTILITY ROOM Fitted with attractive range of wall and base units with wood work surfaces over, tiled splashbacks and inset ceramic sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer, ceramic tiled flooring. Double glazed window to side aspect and personal door to rear garden.

DOWNSTAIRS CLOAKROOM with opaque double glazed window to side aspect. Fitted with a low level WC and vanity unit with inset wash hand basin. Tiled splashbacks, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard.

PRINCIPAL BEDROOM 16'1" x 14'1" (4.90 m x 4.30 m) Dual aspect with double glazed windows to front and side. Radiator, door to:-

EN-SUITE SHOWER ROOM

Recently fitted with an attractive three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Fully tiled surrounds, touch sensitive mirror, opaque double glazed window to side aspect and heated towel rail.

BEDROOM TWO 11'10" x 10'2" (3.60 m x 3.10 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 9'0" x 8'8" (2.75 m x 2.65 m) with double glazed window to rear aspect. Radiator.

BEDROOM FOUR 8'8" x 7'5" (2.65 m x 2.25 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Recently fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and 'P' shaped bath with separate shower over. Fully tiled surrounds, shaver point, heated towel rail and ceramic tiled flooring. Double glazed window to rear aspect.

EXTERIOR The property is set on a generous plot with picket fencing to the front, plant and shrub borders and a gravel pathway leading to the front door. Side gated access leads to either side of the property leading to the rear garden. Gated access for off road parking for several vehicles which in turn leads to the detached double GARAGE measuring 17'1" x 16'x5" (5.20m x 5.00m) with double electric shutter, power, lighting, window to side and door to rear garden.

The rear garden is an excellent size, split into two areas. Directly behind the property is a large patio area with lawn and raised sleeper beds, plant and shrub borders and picket fencing. Spectacular views towards Ely Cathedral. Steps down to further lawned garden with lavender beds either side.



STUDIO/OFFICE

Adjacent to the property is a gravelled area and patio area, timber shed and outside **STUDIO/OFFICE** measuring 16'5" x 13'1" (5.0m x 4.0m) with double glazed patio doors opening to the rear garden and double glazed windows, power, lighting and wood flooring.

Tenure - The property is

Council Tax - Band D

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6969



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.

