



**Gateway Gardens, Ely, Cambridgeshire CB6 3DE**

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## Gateway Gardens, Ely, Cambridgeshire CB6 3DE

A beautifully presented and recently extended four bedroom family home situated in a highly sought after development close to the Kings School and Ely Golf Club.

- Open Plan Kitchen/Dining Room
- Study
- First Floor Living Room
- Principal Bedroom & En-suite Shower Room
- Three Further Bedrooms & Bathroom
- Solid Wood Internal Doors
- Cat5 Cabling & Speaker System Throughout
- Enclosed Rear Garden
- Off Road Parking
- Partly Converted Garage

**Guide Price: £460,000**



**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** Entrance door with double glazed inset and window to side. Karndean flooring, anthracite radiators, staircase rising to first floor. Door through to:-

**CLOAKROOM** Half-tiled suite comprising vanity unit with inset wash hand basin and mixer tap and close coupled WC. Radiator. Extractor fan.

**OPEN PLAN KITCHEN/DINING ROOM** 21'5" x 10'5" (6.54 m x 3.18 m) in Kitchen area (middle of room) extending to 3.9m in Dining room.

#### **KITCHEN AREA**

Double glazed window to front. Comprehensively fitted with a matching range of contemporary high gloss soft close wall and base units with quartz work surfaces over and matching upstands. Metro style tiled splashbacks, inset 1 & 1/3 sink unit with mixer tap. Built-in appliances include an AEG five point induction hob with Bosch double oven and grill. Integrated dishwasher, fridge and freezer. Downlighters to ceiling, understairs cupboard.

**DINING AREA** with two anthracite radiators, three leaf bi-folding doors to garden, Karndean flooring throughout the ground floor.

**STUDY** 8'10" x 8'8" (2.70 m x 2.65 m) with double glazed window to rear. Upright radiator, exposed brick feature to one wall.

**FIRST FLOOR LANDING** with staircase rising to second floor. Radiator.

**LIVING ROOM** 13'5" x 12'6" (4.09 m x 3.82 m) with double glazed double doors and Juliette balcony to front. Radiator.

**PRINCIPAL BEDROOM** 13'10" x 10'8" (4.22 m x 3.25 m) (approximately middle of room) with double glazed window to front, radiator, walk-in wardrobe/cupboard with double hanging rail and shelving. Door to:-

**REFITTED EN-SUITE SHOWER ROOM** Refitted suite comprising vanity unit with inset wash hand basin with mixer tap and integrated WC. Wide (1.5m) shower cubicle with overhead square drencher and separate handrail. Towel rail/radiator. Extractor fan and shaver point.

**BEDROOM TWO** 9'2" x 8'10" (2.80 m x 2.68 m) with double glazed window to rear. Radiator.

**SECOND FLOOR LANDING** with Velux roof light to rear. Cupboard housing the hot water cylinder and gas boiler serving the central heating and hot water systems.

**BEDROOM THREE** 12'0" x 9'3" (3.65 m x 2.82 m) with double glazed dormer window to front. Built-in wardrobes to opposite wall consisting of two doubles. Radiator.

**BEDROOM FOUR** 15'0" x 8'9" (4.57 m x 2.66 m) (from middle of room) with double glazed dormer window to front. Radiator.

**BATHROOM** with double glazed dormer window to front. Suite in white comprising 'P' shaped shower bath with 6" square overhead drencher and separate handrail attachment and cascading mixer taps. Pedestal wash hand basin with cascading mixer taps and close coupled WC. Tiled surrounds, radiator/towel rail.

**EXTERIOR** The property is set back behind a block paved frontage providing off road parking. There is a garage which has been partly converted to provide an additional Study which measures approximately 3.5m x 2.75m and has an electric roller door, power and light.

The rear garden is a particular feature of the property. It consists of a raised composite decked terrace from the house beyond which it is predominantly laid to lawn and bordered by brick and slate beds. Timber panel fencing.

**Tenure** The property is freehold

**Council Tax** Band C **EPC** To Follow

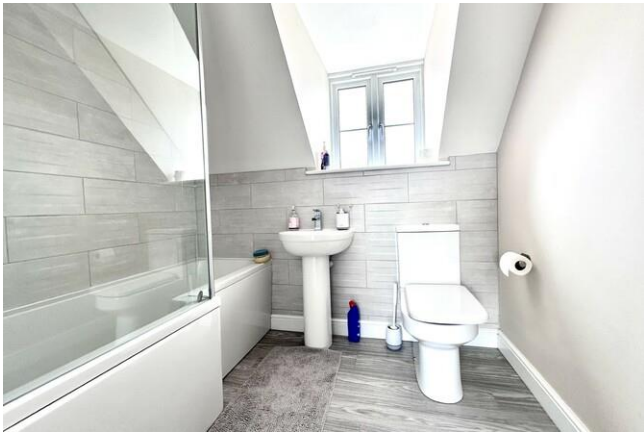
**Viewing** By Arrangement with Pocock & Shaw

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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.