



Goodwin Grove, Ely, Cambridgeshire CB6 1TD

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A well-appointed three bedroom, two bathroom, detached property with double garage which lies in an appealing end of cul-de-sac position.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Double Garage
- Front & Rear Gardens

Guide Price: £430,000



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.

RECESSED PORCH AND ENTRANCE HALL with windows to one side through to entrance hall with wood effect flooring, a radiator, staircase rising to first floor and door to cloakroom.

CLOAKROOM with a double glazed window and suite in white comprising wash hand basin with an offset mixer tap, a closed coupled WC, radiator, wood effect flooring as before and tiling to dado height.

DUAL ASPECT SITTING ROOM 17'2" x 9'11" (5.24 m x 3.02 m) extending in part to 3.98 m. With double glazed window to front and double glazed double French doors and window to rear. Wood effect flooring, two radiators.

DINING ROOM 9'10" x 9'5" (3.00 m x 2.88 m) with a double glazed window to front. Wood effect flooring and radiator.

KITCHEN/BREAKFAST ROOM 12'3" x 11'10" (3.73 m x 3.60 m) with double glazed window to rear and doors to side. Comprehensively fitted with a matching range of wall and base units with drawers and work surface area with tiled splashbacks and inset one and a quarter bowl single drainer sink unit with mixer taps. Built-in appliances include a double oven/grill with a five-ring gas hob and extractor hood over. Further appliance space, for example, for dishwasher and washing machine, fridge and freezer, wall mounted gas boiler serving the central heating and hot water systems. Peninsula breakfast bar and radiator.

FIRST FLOOR LANDING with double glazed window to rear, radiator, built-in airing cupboard housing the factory lagged hot water cylinder with two linen shelves above and separate built-in overstairs cupboard.

BEDROOM ONE 12'4" x 9'11" (3.75 m x 3.02 m) maximum. With double glazed window to front, radiator and built-in double wardrobe. Wood effect flooring and door through to:-

EN-SUITE SHOWER ROOM with double glazed window to rear. Suite comprising tiled shower cubicle, WC and pedestal wash hand basin with tiled splashbacks. Towel rail/radiator.

BEDROOM TWO 9'10" x 9'5" (3.00 m x 2.86 m) with double glazed window to front. Wood effect flooring, built-in double wardrobe and radiator.

BEDROOM THREE 8'11" x 6'7" (2.72 m x 2.01 m) with double glazed window to rear. Wood effect flooring and radiator.

BATHROOM with double glazed window to side. Suite in white comprising panel enclosed bath with mixer tap and shower unit over, pedestal wash hand basin with mixer tap and low level WC. Ceramic tiled flooring, towel rail/radiator and extractor fan.

EXTERIOR The property lies towards the end of this highly sought after cul-de-sac. It is set back from the path behind a front garden which is laid to lawn either side of a pathway. Adjacent to this is a driveway providing hardstanding for at least two vehicles which in turn leads to the GARAGE.

DOUBLE GARAGE with twin up and over doors, personal door to side, power and light.

THE REAR GARDEN is a particular feature of the property. It consists of a paved patio beyond which it is laid to lawn and bordered on one side by a shaped bed with a matured cherry tree and pond whilst the other is a useful timber shed which measures some 4.6 m in length.

Tenure The property is Freehold

Council Tax Band D **EPC** C (70/83)

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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.