



Deacons Lane, Ely, Cambridgeshire CB7 4PS

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A superbly appointed detached residence with garden and off street parking which lies in an enviable near central position backing on to The Paradise Park.

- Entrance Hall
- Refitted Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Refitted Kitchen
- Feature Landing
- Two Bedrooms
- Refitted Bathroom Suite
- Gas Central Heating
- Rear Garden

Guide Price: £400,000



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 Door with double glazed insets through to:-

ENTRANCE HALL with staircase rising to first floor with a useful cupboard under which also houses the recently installed Worcester-Bosch gas fire boiler serving the central heating and hot water system. Radiator. Door to cloakroom.

CLOAKROOM Refitted suite in white comprising WC and contemporary vanity units, inset basin and with offset mixer taps, Metro style tiled surrounds, oak flooring and double glazed window to side.

DINING ROOM 11'0" x 8'8" (3.35 m x 2.65 m) with double glazed double doors to the rear. Engineered oak flooring, double doors through to the dual aspect sitting room, radiator. Archway to kitchen:

KITCHEN 8'8" x 6'11" (2.65 m x 2.12 m) with double glazed window to the front, engineered oak flooring. Fitted with a contemporary range of wall and base units with quartz worksurfaces over with inset sink unit, carousel corner unit, built in cooking appliances include an AEG electric oven/grill with four ring induction hob over, and overhead extractor fan with stainless steel and glass finish. Metro style tiled splashbacks, integrated dishwasher and washing machine, counter lighting.

DUAL ASPECT SITTING ROOM 14'6" x 11'9" (4.41 m x 3.58 m) dual aspect room with double glazed windows to both front and rear, radiator, fireplace with a slate hearth, exposed brick recess and mantel shelf.

FIRST FLOOR LANDING with hatch to partially boarded loft space, Velux window to rear and radiator. This area could make an ideal homework space.

BEDROOM ONE 14'6" x 11'2" (4.41 m x 3.40 m) DUAL ASPECT ROOM with double glazed windows to front and rear, fitted furniture to one wall comprising almost full length wardrobes with part mirrored sliding doors providing hanging rail and shelving. Radiator.

BEDROOM TWO 10'4" x 8'2" (3.16 m x 2.48 m) with double glazed window to front. Radiator.

BATHROOM with Velux window to front. Luxury contemporary four piece suite in white comprising bath with central mixer taps and hand shower attachment above which are two recessed shelves with inset mosaic tiles, a raised vanity unit sat on top which is a wash hand basin with mixer taps, a WC and a wide walk-in shower with an overhead drencher and mosaic backed storage recesses. Fully tiled surrounds downlighters to the ceiling, chrome towel rail/radiator. Downlighters to shelves.

EXTERIOR The property lies in a convenient near central position, backing into the park. The garden itself is a particular feature of the property and consists of a paved terrace from the house beyond which it is laid to lawn and bordered by a variety of shrubs and perennials. Adjacent to this is a paved pathway leading to a wrought iron gate beyond which is a parking area. The fully gravelled parking accessed via double gates from Deacons Lane and provides hard standing for at least two vehicles

Tenure The property is Freehold

Council Tax Band C **EPC** D (61/79)

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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. 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.