



Main Street, Wardy Hill, Ely, Cambridgeshire CB6 2DF

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A superbly appointed well-proportioned barn style property which lies in an appealing courtyard style setting. No Upward Chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Driveway Parking & Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £410,000



WARDY HILL is a small hamlet village about 6 miles from Ely and only about 16 miles from Cambridge.

ENTRANCE HALL Entrance door with double glazed inset, ceramic tiled floor, staircase rising to first floor with bespoke cupboards and drawers below, window to front radiator, solid wood tongue and groove doors leading to all rooms.

CLOAKROOM with double glazed window to front. Suite in white comprising WC and vanity unit with inset wash hand basin with offset mixer taps. Tiled surrounds, chrome finished towel rail/radiator, extractor fan and ceramic tiled floor.

SITTING ROOM 18'4" x 13'9" (5.60 m x 4.20 m) Dual aspect room with double glazed window to front and double French doors with wing windows to the rear garden. Two radiators.

KITCHEN/DINING ROOM 17'9" x 14'11" (5.40 m x 4.54 m) Comprehensively fitted with a matching range of wall and base units with drawers and roll edge work surfaces over and metro style tiled splashbacks. Built-in appliances include an integrated dishwasher, Hotpoint double oven/grill, fridge and freezer. Island with built-in cupboards and an extended dining bar. Ceramic tiled flooring, downlighters to ceiling and radiator. Door to:-

UTILITY ROOM 10'9" x 3'11" (3.27 m x 1.20 m) with door to garden. Work surface with appliance space below and floor mounted oil fired boiler serving the central heating and hot water systems. Wall cupboard, metro tiled splashbacks, radiator, ceramic tiled floor, door to exterior and personal door to Garage.

FIRST FLOOR LANDING with three Velux roof lights and cupboard housing the hot water cylinder, downlighters to ceiling and radiator.

BEDROOM ONE 15'0" x 11'8" (4.56 m x 3.56 m) Dual aspect room with window and double glazed dormer window to rear overlooking the garden with far reaching countryside views. Fitted bespoke furniture to one wall comprising five wardrobe cupboards adjacent to which is a six drawer unit. Radiator and door to:-

EN-SUITE SHOWER ROOM with Velux roof light to rear. Suite comprising tiled shower cubicle with fixed square drencher and separate hand attachment, vanity unit with inset wash hand basin and tiled splashbacks, WC and towel rail/radiator. Tiled surrounds.

BEDROOM TWO with dormer window to rear. Radiator. Built-in wardrobes.

BEDROOM THREE 9'6" x 9'1" (2.89 m x 2.78 m) with double glazed dormer window to rear. Radiator.

BATHROOM Suite in white comprising close coupled WC, panel enclosed bath with mixer tap and shower attachment and vanity unit with inset wash hand basin with mixer tap. Half tiled walls, Velux window to rear, radiator and wood effect flooring.

EXTERIOR The property is set back with one other at the end of a small spur off the Main Street. Access is via a gravelled driveway to a block paved driveway providing hard standing which in turn leads to the garage. The front garden area is laid to lawn.

The rear garden is a particular feature of the property. Block paved patio flanked wither side by a range of shrubs and perennials, beyond this the remaining garden is predominantly laid to lawn with hedgerow and a pergola seating area.

GARAGE 17'7" x 11'2" (5.37 m x 3.40 m) with electric roller shutter door, power and light.

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref GVD/6982





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.