



Williams Close, Ely, Cambridgeshire CB7 4FQ

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An immaculate detached family home situated within the highly sought after Williams Close development. Offering extended accommodation which includes a superb open plan bespoke kitchen/family room, lounge, study, cloakroom, 5 bedrooms (2 ensuites), principal bedroom with dressing room and lounge area, family bathroom, double garage and wrap around corner plot garage. A viewing is recommended to be fully appreciated.

- Entrance Hall & Cloakroom
- Living Room & Study
- Kitchen/Dining Area/Family room
- Utility Room
- Five Bedrooms (Principal Bedroom with En-Suite & Dressing Room)
- Family Bathroom
- Double Garage & Driveway Parking
- Enclosed Rear Garden

Guide Price: £795,000



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 with door to front aspect, two double glazed windows to front aspect, radiator and staircase rising to the first floor with glass balustrades.

DOWNSTAIRS CLOAKROOM with low-level WC, wash hand basin radiator, double glazed window two front aspect.

STUDY 7'11" x 6'9" (2.41 m x 2.07 m) double glazed window to side aspect, vertical radiator.

LIVING ROOM 21'2" x 11'8" (6.45 m x 3.55 m) with double glazed window to front aspect, two radiators.

KITCHEN/DINING AREA/FAMILY ROOM 32'10" x 26'5" (10.02 m x 8.06 m) Bespoke fitted high specification kitchen which includes 3.6m central island with 1 & 1/4 inset sink unit with hot tap, induction hob with extractor, pull out drawers and integrated dishwasher. Breakfast bar. Fitted wall cupboards, two Samsung ovens Including air fryer, microwave oven and warming drawer. Space for American size fridge/freezer, sky lantern, double glazed window to rear and bi folding French doors to garden. Part underfloor heating and tiled flooring.

UTILITY ROOM 7'11" x 3'5" (2.41 m x 1.05 m) with wall mounted gas fired boiler and plumbing for utilities.

FIRST FLOOR LANDING with staircase rising to second floor, radiator and airing cupboard.

BEDROOM TWO 15'3" x 12'0" (4.65 m x 3.67 m) Dual aspect with double glazed windows to rear and side. Two radiators. EN-SUITE with walk in shower cubicle, low level WC, two individual wash hand basins, heated towel rail and double glazed window to front aspect.

BEDROOM THREE 12'4" x 11'5" (3.76 m x 3.48 m) with double glazed window to rear aspect, fitted wardrobes and radiator.

BEDROOM FOUR 11'11" x 8'7" (3.62 m x 2.61 m) with double glazed window to front aspect, fitted wardrobes and radiator.

BEDROOM FIVE 9'1" x 8'1" (2.76 m x 2.47 m) with double glazed to rear. Radiator.

FAMILY SHOWER ROOM with walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, storage cupboard, tiled floor and double glazed window to front aspect.

SECOND FLOOR LANDING with Velux window.

PRINCIPAL BEDROOM 18'7" x 15'11" (5.67 m x 4.86 m) Dual aspect with Velux window to front and two double glazed windows to rear aspect, radiator.

Walk-in **DRESSING ROOM** 11'1" x 8'4" (3.38m x 2.53m) with bespoke fitted wardrobe, radiator, double glazed window to rear aspect.

EN-SUITE with walk-in shower cubicle, low level WC, wash hand basin with storage below, heated towel rail, tiled floor and double glazed Velux window to front aspect.

EXTERIOR The property benefits from a double garage and private driveway providing ample off road vehicular parking and wrap around corner garden with low maintenance artificial turfing. **DOUBLE GARAGE** 16'8" x 16'4" (5.09 m x 4.97 m)



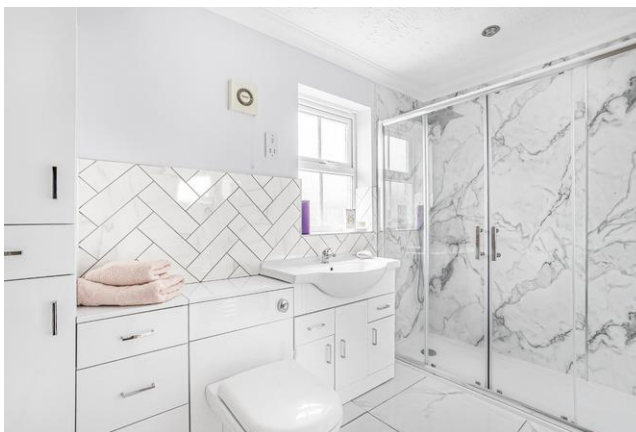
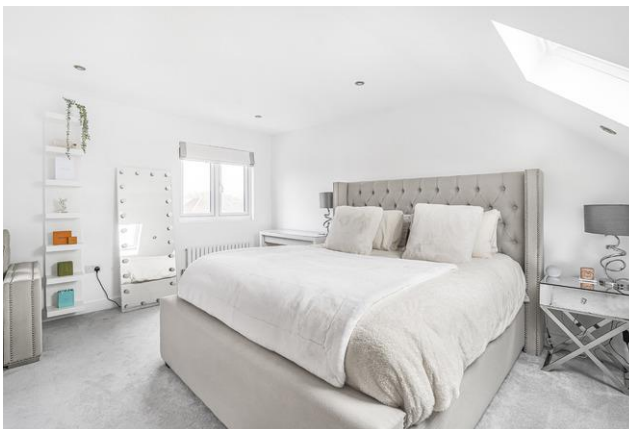
Tenure - The property is Freehold

Council Tax - Band E

EPC To follow

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref CWH-7129



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.



Approximate Gross Internal Area 2685 sq ft - 249 sq m

Ground Floor Area 1225 sq ft – 114 sq m

First Floor Area 710 sq ft – 66 sq m

Second Floor Area 478 sq ft – 44 sq m

Garage Area 272 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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