



Cam Drive, Ely, Cambridgeshire CB6 2WH

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A beautifully presented five bedroom detached family home, occupying a large plot with double garage and ample parking, situated in a prominent position close to the Lantern School & Ely Leisure Park. No Upward Chain.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen / Breakfast Room
- Five Double Bedrooms (Three with En-Suites)
- Family Bathroom
- Landscaped Rear Garden
- Driveway Parking & Double Garage
- No Upward Chain

Guide Price: £579,950



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 entrance door leading into hallway, dogleg staircase rising to first floor, radiator, solid wood flooring and useful understair storage cupboard.

DUAL ASPECT SITTING ROOM with double glazed windows to front and rear aspects, open fireplace with attractive marble surround & wood hearth, solid wood flooring, two radiators and double doors leading to:-

DINING ROOM with double glazed patio doors opening to rear terrace. Solid wood flooring, radiator.

KITCHEN/BREAKFAST ROOM Dual aspect with double glazed windows to front and rear aspects. Fitted with a modern range of wall and base units with work surfaces over, inset 1 1/2 bowl sink unit with mixer tap, further instant hot water tap, breakfast bar, built-in full length cabinet housing the Vaillant gas boiler serving central heating and hot water systems. Integrated appliances include washing machine, dishwasher, tumble dryer, two fridge freezers, built-in double oven, four ring induction hob with extractor canopy over and microwave. All electric sockets have USB points, full length splashbacks, ceramic tiled flooring and door leading to side garden.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring.

FIRST FLOOR LANDING with double glazed window to front aspect, staircase rising to second floor, built-in cupboard with shelving, radiator.

PRINCIPAL BEDROOM Dual aspect with double glazed windows to front and rear aspects. Two radiators fitted furniture comprising two double wardrobes.

EN-SUITE with double glazed window to side. Fitted with a four piece suite comprising low level WC, vanity unit with inset wash hand basin, bath with mixer taps, double corner shower cubicle with overhead drencher, heated towel rail and vinyl flooring.

BEDROOM TWO with double glazed window to rear aspect, fitted four door wardrobes.

EN-SUITE with double glazed window to front. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin, corner shower cubicle, heated towel rail and extractor fan.

SECOND FLOOR LANDING with access to loft. Built-in storage cupboard.

BEDROOM THREE with double glazed window to rear aspect, radiator, fitted four door wardrobes.

EN-SUITE with double glazed window to front. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin, corner shower cubicle, extractor fan, heated towel rail and vinyl flooring.

BEDROOM FOUR with double glazed window to rear aspect, laminate flooring, radiator, fitted four door wardrobes.

BEDROOM FIVE with double glazed window to rear. Radiator.

FAMILY BATHROOM with double glazed window to front aspect. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin, 'P' shaped bath with shower over, mermaid splashbacks, extractor fan, heated towel rail and vinyl flooring.

EXTERIOR The property is situated on a generous plot with a driveway providing ample off road parking which in turn leads to the double detached GARAGE which has power and lighting. Gated access leading to rear garden.

The rear garden has a side patio area which in turn leads to the main landscaped garden. The garden offers multi-tiered features with a terraced area directly to the rear of the property, steps leading to circular lawn area and further steps up to seating area to the rear via an archway. Mature plant and shrub borders, outside tap.

Tenure	The property is Freehold
Council Tax	Band F EPC C (71/79)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7185





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.

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Approximate Gross Internal Area = 178.1 sq m / 1917 sq ft

