



Chelmer Way, Ely, Cambridgeshire CB6 2WS

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A well-presented five bedroom three storey home offering flexible accommodation which also benefits from one of the largest gardens on the development and situated at the head of this popular cul-de-sac.

- Reception Hall
- Lounge with double doors to the Garden & Log Burner,
- Separate Dining Room / Family Room
- Kitchen/Breakfast Room with Utility Area
- Five Bedrooms over two floors
- Two En-Suites and Family Bathroom
- Extensive Rear Garden
- Double Garage and Off Road Parking
- Within walking distance of the City Centre

Guide Price: £620,000



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.

RECEPTION HALL

LIVING ROOM 22'10" x 12'3" (6.97 m x 3.74 m)

KITCHEN/BREAKFAST ROOM 19'8" x 12'1" (6.00 m x 3.68 m)

DINING ROOM 12'2" x 10'4" (3.70 m x 3.16 m)

DOWNSTAIRS CLOAKROOM

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 17'3" x 12'4" (5.26 m x 3.75 m)

EN-SUITE BATHROOM

BEDROOM TWO 13'10" x 12'2" (4.21 m x 3.71 m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 10'0" x 8'10" (3.04 m x 2.68 m)

SECOND FLOOR LANDING

BEDROOM FOUR 17'11" x 12'2" (5.47 m x 3.71 m)

BEDROOM FIVE 17'9" x 12'4" (5.42 m x 3.77 m)

FAMILY BATHROOM

DOUBLE GARAGE 18'5" x 16'6" (5.62 m x 5.02 m)

EXTERIOR

Tenure The property is freehold

Council Tax Band F **EPC** C (74/84)

Viewing By Arrangement with Pocock & Shaw
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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.