



**Silver Street, Ely, Cambridgeshire CB7 4JF**

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## Silver Street, Ely, Cambridgeshire CB7 4JF

A particularly spacious detached four bedroom residence with adjoining mezzanine annexe which lies in one of Ely's finest central locations backing onto the King School with Ely Cathedral beyond.

- Three Reception Rooms
- Kitchen & Utility Room
- Boot Room & Cloakroom
- Superb Adjoining Annexe with Vaulted Reception Area, Mezzanine Floor with Balcony & Shower Room.
- Four Bedrooms to First Floor
- Shower Room, Separate Bathroom & WC
- Driveway Parking
- Central City Location
- Approx. 2600 sqft / 241 sqm

**Guide Price: £725,000**





**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 staircase rising to first floor. Entrance door and door to Cloakroom and WC with window to front, wash hand basin and WC.

**LOUNGE** 24'2" x 11'10" (7.36 m x 3.60 m) with windows to front and side. Radiator. Door through to:-

**DINING ROOM** 10'2" x 9'2" (3.11 m x 2.80 m) with double doors to annexe/mezzanine/family room.

**STUDY** 13'1" x 10'7" (4.00 m x 3.23 m) with door to Sun Room. Radiator.

**SUN ROOM** 8'0" x 6'2" (2.43 m x 1.89 m) with door to exterior and door to:-

**KITCHEN** 13'6" x 11'5" (4.12 m x 3.49 m) with window to rear. Door to rear lobby which in turn gives access to the garden and utility room. Fitted with a range of matching wall and base units, sink unit and inset hob. Door to:-

**BOOT ROOM** with door to rear garden and door to:-

**UTILITY ROOM** 7'9" x 6'5" (2.36 m x 1.95 m) Off the rear lobby with door to garden, window to side and floor mounted boiler serving the central heating and hot water systems. Tiled floor and radiator.

**IMPRESSIVE ANNEXE / FAMILY ROOM** 19'11" x 18'5" (6.06 m x 5.61 m) with the potential of being self-contained this fabulous annexe has a superb full volume super vaulted room with exposed brick walls and timber clad ceilings with full height windows enjoying fabulous views towards the nearby Cathedral. Wood affect flooring and a spiral staircase leads to a mezzanine floor which has double doors and balcony.

## **SHOWER ROOM**

## **FIRST FLOOR - LANDING**

**BEDROOM ONE** 14'4" x 11'0" (4.38 m x 3.35 m) with built-in wardrobe, window to rear and radiator.

**BEDROOM TWO** 12'1" x 9'11" (3.68 m x 3.01 m) with built-in wardrobe and window to front. Radiator.

**BEDROOM THREE** 11'0" x 10'0" (3.35 m x 3.05 m) with window to rear, built-in wardrobe. Radiator.

**BEDROOM FOUR** 11'0" x 9'7" (3.35 m x 2.93 m) with window to rear. Radiator and built-in wardrobe.

## **BATHROOM SHOWER ROOM & SEPARATE WC**

**EXTERIOR** 16'4" x 8'6" (4.99 m x 2.60 m) The property is set back from the road behind a low wall frontage beyond which are beds either side of a pathway which leads to the front door. Adjacent to this is a driveway which in turn leads to the **GARAGE** 4.99m x 2.60m (16'4" x 8'6") in front of which is vehicle hardstanding.

With the most impressive views towards the cathedral, the rear garden is a particular feature of the property. It consists of a paved patio beyond which is it is predominantly laid to lawn. Within the rear garden are two interconnecting outbuildings which have formally been used as workshops and measure approximately 11 m x 3 m (36'1" x 9'10") and 5 m x 3 m (16'5" x 9'10")





**Tenure** - The property is Freehold

**Council Tax** - Band F

**EPC** E (45/77)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD-7162



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.







Total area: approx. 242.4 sq. metres (2609.5 sq. feet)