



Wrens Close, Ely, Cambridgeshire CB6 3EQ

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A beautifully presented and spacious four double bedroom detached family home situated in a small private cul-de-sac close to the City centre.

- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Study/Playroom
- Four Bedrooms (One with En-Suite)
- Family Shower Room
- Driveway Parking
- Enclosed Rear Garden

Guide Price: £550,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL with entrance door to side, staircase rising to first floor, wood flooring, radiator, useful bespoke built-in understair storage cupboard, further built-in cloaks cupboard with lighting and housing fuse box.

DOWNSTAIRS CLOAKROOM Recently fitted with an attractive two piece suite comprising vanity unit with wash hand basin and low level WC. Feature tiled walls, opaque double glazed window to front aspect, wood flooring.

SITTING ROOM 16'7" x 10'7" (5.06 m x 3.22 m) with double glazed window to front aspect, wood flooring, radiator and door leading to:-

KITCHEN/BREAKFAST ROOM 16'8" x 11'6" (5.09 m x 3.50 m) Fitted with a modern range of wall and base units with work surfaces over, tiled splashbacks and inset 1& 1/2 stainless steel sink unit with mixer tap. Built-in range style cooker with stainless steel extractor canopy over, space for fridge freezer and plumbing for dishwasher. Double patio doors opening to rear garden and double glazed window to rear aspect. Wood flooring continuing throughout and door to:-

UTILITY ROOM 9'5" x 8'2" (2.87 m x 2.48 m) Fitted in 2019 with a modern range of wall and base units with work surfaces over, full height pantry style cupboards, plumbing for washing machine, radiator, door to rear garden and double glazed window to rear.

STUDY/FAMILY ROOM 16'5" x 9'5" (5.01 m x 2.87 m) (Currently in use as a Playroom) with double glazed window to front aspect, radiator and sunken spotlights.

FIRST FLOOR LANDING with double glazed window to side aspect, access to partially boarded loft with drop down ladder.

BEDROOM ONE 11'11" x 10'10" (3.63 m x 3.29 m) with double glazed window to front aspect. Fitted with a sliding four door wardrobe with overhead storage, shelving and hanging space. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, vanity unit with wash hand basin and 800mm corner shower cubicle. Tiled splashbacks, touch sensitive mirror, opaque double glazed window to front aspect, heated towel rail and ceramic tiled flooring.

BEDROOM TWO 10'8" x 10'6" (3.25 m x 3.19 m) with double glazed window to rear aspect, radiator.

BEDROOM THREE 10'5" x 9'5" (3.17 m x 2.87 m) with double glazed window to front aspect, radiator, built-in double wardrobe with sliding doors, shelving and hanging space.

BEDROOM FOUR 10'4" x 9'5" (3.16 m x 2.87 m) with double glazed window to rear aspect, radiator, built-in wardrobe with sliding doors, shelving and hanging space.

FAMILY SHOWER ROOM Recently fitted with an attractive three piece suite comprising low level WC, vanity unit with wash hand basin and shelving over, heated towel rail, 800mm corner shower cubicle with separate drencher head. Opaque double glazed window to rear aspect, spotlights, feature tiled walls and built-in storage cupboard with slatted shelving.

EXTERIOR To the front is a large block paved driveway providing off road parking for several vehicles. Side gated access leads to the rear garden. The fully enclosed rear garden has been beautifully landscaped by the current owners and offers an excellent level of privacy. It has been landscaped to create an ideal outside living space with feature patio area, large feature grass lawn and outside tap.

Tenure	The property is Freehold		
Council Tax	Band D	EPC	C (75/80)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7292		





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.