



Hérons Close, Ely, Cambridgeshire CB6 3EF

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A beautifully presented and extended four bedroom family home with driveway parking and landscaped rear garden, situated just a short walk from the City centre, schools and Ely Leisure Park.

- Entrance Lobby & Hallway
- Open Plan Kitchen/Dining Room
- Sitting Room & Orangery
- Office / Bedroom Four
- Ground Floor Shower Room
- Three First Floor Bedrooms (One with En-Suite)
- Dressing Room/Nursery
- Family Bathroom
- Landscaped Rear Garden & Driveway Parking

Guide Price: £525,000



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 LOBBY & HALL with entrance door to front aspect and full length windows with built-in blinds. Sliding door cloaks cupboard with hanging space. Hall with staircase rising to first floor, feature windows to Sitting Room, feature radiator.

SITTING ROOM 18'8" x 11'0" (5.70 m x 3.35 m) with double glazed windows to front aspect, useful understairs storage cupboard, oak flooring, two vertical radiators, sliding door opening to:-

OPEN PLAN KITCHEN/DINING ROOM

DINING ROOM 15'11" x 11'1" (4.86 m x 3.37 m) with feature spotlights, built-in display cabinet with mirror back, further storage cupboard, full length window and bi-folding doors opening to Orangery. Breakfast bar.

KITCHEN 11'10" x 10'0" (3.60 m x 3.05 m) with double glazed bi-folding doors to rear garden. Fitted with an attractive range of high gloss wall and base units with work surfaces over, inset stainless steel single drainer sink unit mixer tap, built-in double oven with inset electric hob and extractor canopy over. Pull out pantry cupboard, feature radiator, oak flooring.

ORANGERY 15'3" x 8'8" (4.65 m x 2.65 m) with double glazed windows to rear aspect and two sets of bi-folding doors opening to rear garden. Sky lantern, radiator, wood flooring.

UTILITY ROOM Fitted with wall and base units with inset double bowl stainless steel sink unit with mixer tap over, plumbing for washing machine and space for tumble dryer, space for fridge freezer, vinyl flooring, radiator. Door leading to:-

OFFICE / BEDROOM FOUR 10'2" x 7'3" (3.10 m x 2.20 m) with double glazed window to front aspect and double glazed patio door opening to driveway. Radiator, vinyl flooring and storage cupboard.

DOWNSTAIRS SHOWER ROOM Fitted with a three piece suite comprising low level WC, was hand basin and shower cubicle with mermaid style splashbacks. Opaque window to front aspect, extractor fan, vinyl flooring and radiator.

FIRST FLOOR LANDING with access to loft with upgraded loft insulation and new roof installed two years ago, airing cupboard, laminate flooring, radiator and feature glass balustrades.

BEDROOM ONE 9'8" x 9'5" (2.95 m x 2.88 m) with double glazed windows to front aspect, sunken spotlights, air conditioning unit, built-in storage cabinets, sliding door opening to walk-in wardrobe with mirrored door wardrobes either side with hanging space and overhead storage. Laminate flooring with underfloor heating, sliding door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising double walk-in shower with mermaid style splashbacks, vanity unit with two inset wash hand basins and low level WC. Opaque double glazed window and Velux window to rear aspect, two heated towel rails and laminate flooring with underfloor heating.

DRESSING ROOM/NURSERY 9'5" x 5'11" (2.87 m x 1.80 m) with double glazed window to front aspect. Radiator, laminate flooring and useful overstairs storage cupboard.

BEDROOM TWO 12'5" x 9'8" (3.78 m x 2.95 m) with double glazed window to front aspect, built-in double wardrobes with sliding doors, overhead storage and hanging space. Radiator.

BEDROOM THREE 9'2" x 9'0" (2.80 m x 2.75 m) with double glazed window to rear aspect, built-in double wardrobe with mirrored sliding doors, overhead storage and hanging space.



FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin, bath with side mixer tap, feature mirror to centre and separate electric shower over. Mermaid style splashbacks, extractor fan, opaque double glazed window to rear aspect, heated towel rail.

EXTERIOR To the front is a large resin driveway with feature pebbled wall. Electric car charger, power and outside tap. The enclosed rear garden has been beautifully landscaped to create a low maintenance lifestyle with feature seating areas, covered area directly from the property, feature slate beds, raised plant and shrub borders. Timber outbuilding with covered area currently uses as a hot tub area, timber shed with double doors ideal for outside entertaining. Outside power and water tap.

Solar panels are installed with two storage batteries in the loft and produced 4.63mwh last year, the house consumed 3.15mwh and balance is paid back by Octopus Energy.

Tenure - The property is freehold

Council Tax - Band C **EPC** C (70/82)

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.

