



**Dalton Way, Ely, Cambridgeshire CB6 1DS**

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# Dalton Way, Ely, Cambridgeshire, CB6 1DS

A three-bedroom link detached family home, situated off a small private cul-de-sac close to local schooling and a short walk to the City centre.

No upward chain

- Entrance Hall
- Cloakroom/Utility
- Living Room & Dining room
- Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Popular Location
- No Upward Chain

**Guide Price: £385,000**



**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 entrance door to front aspect, staircase rising to first floor, radiator, wood flooring and useful understairs storage cupboard.

**LIVING ROOM** 18'0" x 13'7" (5.49 m x 4.14 m) with double glazed box bay window to front aspect and window to side aspect, two radiators, wood flooring.

**DINING ROOM** 10'0" x 8'11" (3.05 m x 2.72 m) with double glazed patio doors opening to rear garden, radiator, wood flooring.

**KITCHEN** 10'0" x 8'5" (3.05 m x 2.57 m) Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer 1 & 1/2 bowl sink unit with mixer tap over. Fitted grill and single oven, five ring gas hob with extractor canopy over, space for fridge freezer, built-in dishwasher. Double glazed window to rear aspect and door leading to garage.

**DOWNSTAIRS CLOAKROOM/UTILITY** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, plumbing for washing machine.

**FIRST FLOOR LANDING** with access to loft.

**BEDROOM ONE** 12'0" x 11'3" (3.66 m x 3.43 m) with double glazed window to front aspect. Built-in double wardrobe with sliding mirrored doors, overhead storage and hanging space. Radiator. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three-piece suite comprising low level WC, wash hand basin and double shower cubicle. Fully tiled surrounds, shaver point, double glazed opaque window to side aspect and heated towel rail.

**BEDROOM TWO** 9'9" x 8'10" (2.97 m x 2.69 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

**BEDROOM THREE** 9'9" x 6'10" (2.97 m x 2.08 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Fully tiled surrounds, double glazed opaque window to side aspect, radiator, ceramic tiled flooring.

**EXTERIOR** The property is approached by a private driveway leading to off road parking and in turn leading to the single GARAGE with up and over door, power and light fitting. The fully enclosed rear garden is predominantly laid to lawn with a variety of established plant and shrub borders and a patio area directly from the property.

**Tenure** The property is Freehold

**Council Tax** Band D

**EPC** (69/86)

**Viewing** By Arrangement with Pocock & Shaw  
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