



**Leicester Close, Ely, Cambridgeshire CB6 3QR**

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## Leicester Close, Ely, Cambridgeshire, CB6 3QR

A detached family home situated within a cul-de-sac location fronted on to communal green is ideal for families, four bedrooms, three reception rooms, driveway and garage.

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BEDROOM ONE WITH ENSUITE SHOWER ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- GARDENS

**Guide Price £495,000**





**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** Radiator, storage cupboard, stairs to first floor.

**CLOAKROOM** Comprising low level WC, wash handbasin, double glazed window to side aspect.

**STUDY** Double glazed bay window to front aspect, radiator.

**DINING ROOM** Two double glazed windows to front aspect and radiator.

**SITTING ROOM** Double glazed patio doors to rear garden, radiator, fireplace.

**KITCHEN/BREAKFAST ROOM** 1 1/4 sink and drainer fitted with a range of matching units, including wall mounted units, base units and drawers. Electric oven and four ring gas hob with extractor over. Plumbing for utilities and radiator. Two double glazed windows to rear aspect, door to garden.

**LANDING** Loft access, radiator, cupboard housing hot water tank.

**BEDROOM ONE** Two double glazed windows to rear aspect, radiator.

**ENSUITE SHOWER ROOM** Comprising shower cubicle, low level WC, pedestal washbasin, radiator, double glazed window to side aspect.

**BEDROOM TWO** Two double glazed windows to front aspect with attractive outlook. Radiator.

**BEDROOM THREE** Double glazed window to rear aspect, radiator.

**BEDROOM FOUR** Double glazed window to front aspect, radiator.

**FAMILY BATHROOM** Comprising panel bath with shower attachment, low level WC, pedestal washbasin, radiator, double glazed window to side aspect.

**EXTERIOR** The property benefits from overlooking a communal green to the front and is ideal for young families. A driveway and garage provide off road parking. To the rear of the house is a fully enclosed garden, laid to lawn with patio and a recently installed timber shed.

**Tenure** The property is Freehold

**Council Tax** Band E

**EPC** TBC

**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** CWH/7314







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.