



Cambridge Road, Ely, Cambridgeshire CB7 4HL

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An updated and exceptionally presented family home located in the popular City of Ely within easy access to the City centre, Cathedral and riverside walks and with the added benefit of planning permission for a two storey side extension.

- Detached Renovated Family Home
- Open Plan Kitchen/Dining/Family Room
- Living Room
- Ground Floor Shower Room
- Three Double Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Landscaped Rear Garden with Summerhouse
- Planning Permission for two storey extension - 24/00511/FUL

Guide Price: £695,000



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 door to front aspect, staircase rising to first floor and under stairs storage cupboard.

LIVING ROOM 13'7" x 12'4" (4.14 m x 3.75 m) with bay window to front aspect, vertical radiator.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

KITCHEN AREA 14'5" x 10'3" (4.40 m x 3.12 m) Refitted with a range of wall and base units, cupboards, drawers and complimentary quartz work tops over and inset sink unit with mixer tap. Breakfast bar island, integral double oven, five ring induction hob with extractor hood over, integral appliances include fridge/freezer, dishwasher and washing machine, wall mounted boiler. Bi-fold doors opening to the rear garden. Vertical radiator.

FAMILY ROOM/DINING ROOM 25'5" x 12'2" (7.74m x 3.72m) with window to side aspect and double doors to rear garden. Fitted media wall, vertical radiator.

GROUND FLOOR SHOWER ROOM Refitted with a three piece suite comprising walk-in shower, vanity unit with inset wash hand basin and low level WC. Extractor fan, towel rail, window to front and illuminated vanity mirror.

FIRST FLOOR LANDING with window to side aspect on turn of stairs, airing cupboard housing hot water cylinder and access to loft.

BEDROOM ONE 13'7" x 12'4" (4.14 m x 3.76 m) with window to front aspect, radiator and walk-in wardrobe with window to side.

BEDROOM TWO 12'2" x 9'7" (3.72 m x 2.93 m) Dual aspect room with windows to front and rear aspects. Radiator.

BEDROOM THREE 12'2" x 6'8" (3.72 m x 2.03 m) with window to rear aspect. Radiator.

FAMILY BATHROOM Refitted with a four piece suite comprising low level WC, vanity unit with inset his and hers wash hand basins, panelled bath with shower over and screen. Two windows to rear aspect and illuminated vanity mirror.

EXTERIOR The front of the property is laid to gravel and block paving providing parking for multiple vehicles.

The rear garden has been landscaped and is predominantly laid to lawn with a generous paved patio and 4m x 3m summerhouse with patio area. Gated access leads to the front.

AGENTS NOTE There is planning permission in place for the demolition of the car port and a two storey extension to the side. Planning reference: 24/00511/FUL. Further details are available on request or from East Cambridgeshire District Council Planning Portal.



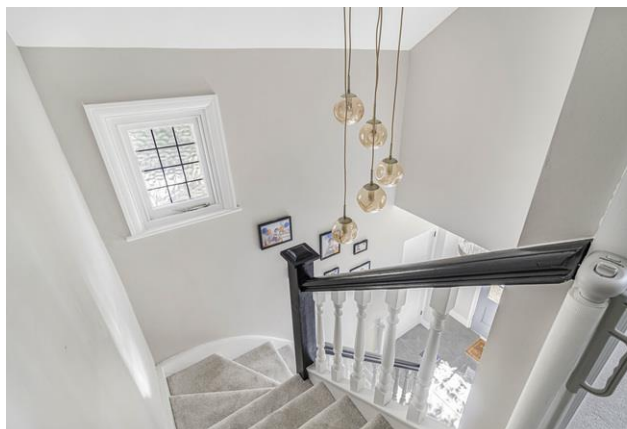
Tenure - The property is Freehold

Council Tax - Band E

EPC D (56/80)

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref CWH-7318



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.



Ground Floor
Approx. 74.4 sq. metres (801.2 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.1 sq. feet)



Total area: approx. 124.8 sq. metres (1343.3 sq. feet)

