



Nigel Road, Ely, Cambridgeshire CB7 4SA

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A recently extended four double bedroom family home with two en-suites and three reception rooms situated on an established development close to the Princess of Wales hospital.

- Entrance Hall
- 'L' Shaped Lounge/Diner
- 'L' Shaped Kitchen/Breakfast Room
- Utility Room
- Gym/Study
- Downstairs Cloakroom
- Four Bedrooms (Two with En-Suites)
- Family Bathroom
- Enclosed Rear Garden

Guide Price: £535,000



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 staircase rising to first floor, useful storage recess, radiator, laminate flooring continuing through to:-

'L' SHAPED LOUNGE/DINING ROOM

LOUNGE AREA 14'1" x 12'1" (4.30 m x 3.68 m) with double glazed window to front aspect, radiator, laminate flooring, useful built-in understairs storage cupboard, further double door cloak cupboard with overhead storage and hanging space.

DINING AREA 10' x 9'8" (3.06 m x 2.96 m) with double glazed window to rear aspect. Radiator.

'L' SHAPED KITCHEN/BREAKFAST ROOM 20" x 17'2" (6.11 m x 5.24 m) (overall measurements) Recently fitted high gloss wall and base units with work surfaces over and inset stainless steel sink unit with mixer tap. Four ring electric hob, built-in oven below and extractor canopy. Space for fridge freezer. Breakfast bar opening to:-

BREAKFAST ROOM with double glazed window to rear aspect, radiator, double glazed sliding patio doors opening to side terrace and ceramic tiled flooring. Built-in double door storage cupboard.

UTILITY ROOM Fitted with a range of wall base units with work surfaces over, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring.

GYM/STUDY 14'11" x 7'5" (4.54 m x 2.26 m) with double glazed window to front aspect. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, opaque double glazed window to front aspect, radiator and ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft with drop down ladder.

BEDROOM ONE 15'4" x 13'1" (4.67 m x 3.99 m) with double glazed window to rear aspect, radiator, built-in double wardrobe and single wardrobe with overhead storage and hanging space.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower. Tiled splashbacks, heated towel rail, opaque double glazed window to rear aspect, ceramic tiled flooring.

BEDROOM TWO 15'4" x 7'6" (4.67 m x 2.29 m) with double glazed window to front aspect. Built-in double wardrobe with overhead storage and hanging space, radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece comprising low level WC, wash hand basin and walk-in double shower with drencher head. Opaque double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 15'4" x 9'1" (4.67 m x 2.76 m) with double glazed window to front aspect. Built-in double wardrobe with overhead storage and hanging space, radiator.

BEDROOM FOUR 10'1" x 7'8" (3.06 m x 2.33 m) with double glazed window to front aspect, radiator and useful overstairs storage cupboard.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, twin wash hand basins, bath with separate electric shower over, vinyl flooring and opaque double glazed window to rear aspect.

EXTERIOR To the front there is a lawned garden. The fully enclosed rear garden is predominantly laid to lawn with an enclosed patio area directly from the kitchen and side access.

Tenure	The property is Freehold
Council Tax	Band A
EPC	C (75/84)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7333





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.