



**Pond Lane, Little Downham, Ely, Cambridgeshire CB6 2TW**

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## Pond Lane, Little Downham, Ely, Cambridgeshire CB6 2TW

An exceptional chalet style semi-detached residence with spacious and extended accommodation including double garage and extensive parking. Situated overlooking Pond Green and close to the village centre.

- Semi-Detached Chalet Style Home
- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Of Road Parking & Double Garage
- Front & Rear Gardens

**Guide Price: £375,000**





**LITTLE DOWNHAM** is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

**ENTRANCE HALL** with front door leading to entrance hall with exposed wood flooring and staircase rising to first floor.

**SITTING ROOM** 19'1" x 11'1" (5.82 m x 3.39 m) Dual aspect with UPVC window to front aspect and double glazed sliding patio doors to rear. Built-in bespoke corner cabinet and shelving, feature gas coal effect fire, exposed wood flooring.

**KITCHEN/DINING ROOM**

**DINING AREA** 11'1" x 10'5" (3.38 m x 3.18 m) with UPVC glazed window to front aspect, feature fire and surround and exposed wood flooring continuing through to:-

**KITCHEN** 11'1" x 10'5" (3.38 m x 3.18 m) Fitted with a range of base and wall units with work surfaces over, inset stainless steel sink unit with double drainer, tiled splashbacks, built-in electric hob with oven underneath and dishwasher. Three windows to rear aspect, built-in pantry style cupboard, space for fridge/freezer and wood flooring.

**UTILITY ROOM** Fitted with a range of base and wall units with work surfaces over and stainless steel sink unit with mixer tap over. Stable door to the rear, plumbing for washing machine and ceramic tiled flooring

**CLOAKROOM** Frosted UPVC window to front aspect. Fitted with a two piece suite comprising low level WC and wash hand basin. Ceramic tiled flooring.

**FIRST FLOOR LANDING** Currently being used as a study, it is an excellent size with three Velux windows to the rear

**BEDROOM ONE** 14'6" x 13'0" (4.41 m x 3.95 m) with vaulted ceiling and bespoke built-in wardrobes, side draws and display units, dormer window to front aspect.

**EN-SUITE SHOWER ROOM** Fitted with a four piece suite comprising low level WC, wash hand basin, bath and single shower cubicle.

**BEDROOM TWO** 13'1" x 7'5" (3.98 m x 2.25 m) with dormer window to front aspect and built-in double wardrobe.

**BEDROOM THREE** 10'0" x 8'0" (3.04 m x 2.43 m) with dormer window to front aspect and built-in wardrobe.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Heated towel rail.

**DOUBLE GARAGE** 19'6" x 15'11" (5.95 m x 4.85 m) with two electric rolling doors to front aspect, power and lighting, further double gates opening to the rear garden and personal door into the utility room. The Megaflo water system, water softener and Vokera boiler is also located in the corner of the garage.

**EXTERIOR** To the front is a large block paved driveway leading up to the garage. Path leading to the front door and views over Pond Lane Park.

To the rear is an excellent size garden with a large patio directly behind the property, gazebo covering a hot tub area, raised plant bed and steps leading up to the lawned garden which is fully enclosed by wood panel fencing.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC**      E53

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7323







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.