



Collier Close, Ely, Cambridgeshire CB6 3WQ

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A superbly appointed four bedroom, two bathroom property with delightful open-plan kitchen, sun loggia, garage and carport in this sought after location. Potential to extend (STP).

- Entrance Hal & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Bathroom
- Driveway Parking
- Car Port & Garage
- Enclosed Rear Garden

Guide Price: £475,000



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 Entrance door with glazed insets. Staircase rising to first floor with useful cupboard under. Stained engineered oak flooring. Radiator. Door to:-

CLOAKROOM Suite in white comprising corner wash hand basin with tiled splashbacks and close coupled WC. Engineered oak flooring. Radiator and extractor fan.

SITTING ROOM 16'0" x 11'3" (4.88 m x 3.44 m) with double glazed window to front. Attractive open fireplace with an inset coal effect gas fire set on a painted stone hearth with tiled insets and painted timber surround. Two wall light points and radiator.

KITCHEN/DINING ROOM 19'4" x 14'2" (5.90 m x 4.31 m)
A spacious and impressive open-plan room with double-glazed window, French doors and stable-style door opening onto the rear garden. Comprehensively fitted with a range of white-fronted wall and base units with display cupboards, work surfaces and matching upstands. Island unit with breakfast bar and wood work surfaces. Subway-style tiled splashbacks and inset composite single drainer sink unit with mixer tap. Appliance spaces and plumbing for washing machine and dishwasher.

Rangemaster cooker with double oven, grill and five-burner hob with stainless steel extractor over. Additional appliance space (e.g., for tumble dryer). Ceramic tiled floor and ceiling downlighters. Upright radiator.

FIRST FLOOR LANDING Built in airing cupboard housing hot water cylinder and linen shelf. Hatch to roof space. Door to:-

PRINCIPAL BEDROOM 13'3" x 11'0" (4.04 m x 3.35 m) with double glazed window to front. Fitted wardrobes comprising two doubles, two of which are part mirrored. Radiator and door to:-

EN-SUITE SHOWER ROOM Suite comprising tiled shower cubicle (1.18 m wide), close coupled WC and pedestal wash hand basin. Tiled splashbacks, radiator and extractor fan.

BEDROOM TWO 11'4" x 8'5" (3.45 m x 2.56 m) plus door recess. With double glazed window to rear overlooking the garden. Built-in double wardrobe and radiator.

BEDROOM THREE 8'9" x 7'3" (2.67 m x 2.20 m) with built in shelved cupboard and radiator.

BEDROOM FOUR 8'1" x 7'5" (2.47 m x 2.25 m) plus door recess. With double glazed window to front. Radiator.

BATHROOM with double glazed window to side. Suite in white comprising panel enclosed bath with twin grips, contemporary mixer taps, shower unit over and fully tiled surround. Pedestal wash handbasin. Close coupled WC. Radiator.

EXTERIOR The property is set back from the Close behind a frontage which consists of a paved pathway flanked with pebbled beds. Adjacent to this is a tarmac driveway which leads to the carport and garage and in turn provides off street parking for 2/3 vehicles.

A standout feature of the property, the rear garden includes a generous, covered timber-decked terrace/loggia (approx. 5.7m x 3.52m) with made to measure canvas sides. Beyond this, the garden is mainly laid to lawn with three raised beds, a selection of shrubs and perennials, and a silver birch tree.



CARPORT Immediately adjacent to the property with double gates to the front. This in turn leads to the rear garden. There is also a timber shed and personal door to the garage.

GARAGE with a minimum width of around 2.5m and a maximum of approaching 4.3m, this larger than average garage has an up and over door to the front, power and light.

Tenure - The property is Freehold

Council Tax - Band D

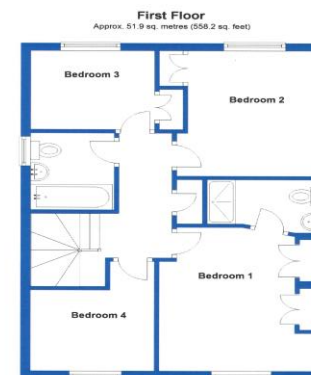
EPC C (69-75)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-7328



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.



Total area: approx. 104.0 sq. metres (1119.3 sq. feet)