



**Columbine Road, Ely, Cambridgeshire CB6 3WL**

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## Columbine Road, Ely, Cambridgeshire, CB6 3WL

A beautifully presented and recently extended detached family home with three reception rooms, outside office and garage. Situated on an established development close to Ely College and the Isle of Ely Leisure Park. No upward chain.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Study
- Principal Bedroom with En-suite and Dressing Room
- Three further Double Bedrooms (One with En-Suite)
- Family Shower Room
- Rear Enclosed Garden with Separate Home Office
- Off Road Parking and Garage

**Guide Price: £575,000**





**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 leading to first floor. Single radiator. Ceramic tiled flooring. Useful under stairs storage cupboard.

**LIVING ROOM** 20'6" x 10'6" (6.24 m x 3.19 m) Dual aspect with UPVC glazed windows to front aspect and UPVC glazed patio doors opening to rear. Two double radiators. Feature pebble effect fire with attractive surround.

**STUDY** 10'0" x 9'0" (3.05 m x 2.75 m) UPVC glazed windows to front aspect, with built in shutters. Double radiator.

**KITCHEN** 13'2" x 9'10" (4.02 m x 2.99 m) Fitted with an attractive range of high gloss base and wall units with work top space over, tiled splashbacks and inset 1 and a half bowl ceramic sink unit. Five ring gas hob with Hotpoint extractor canopy over. Built in double oven, fridge freezer and dishwasher. Breakfast bar. Opening to dining room.

**DINING ROOM** 13'9" x 9'5" (4.19 m x 2.86 m) Sunken spotlights. UPVC glazed bi-folding doors opening to rear garden. UPVC window to side. Cascading door leading to utility. Laminate flooring.

**UTILITY ROOM** Stainless steel sink, base units and UPVC window to rear aspect. Plumbing for washing machine. Single radiator. Laminate flooring.

**CLOAKROOM** Fitted with a two-piece suite, comprising WC and wash hand basin. Heated towel rail, tiled splashbacks and flooring.

**FIRST FLOOR LANDING** Access to loft. Single radiator.

**DRESSING ROOM** 11'9" x 7'3" (3.57 m x 2.22 m) Walk through to bedroom one.

**BEDROOM ONE** 12'11" x 9'10" (3.94 m x 2.99 m) UPVC window to side aspect and door to ensuite.

**EN-SUITE SHOWER ROOM** With skylight window. Fitted with a three-piece suit comprising shower cubicle, wash hand basin and low level WC.

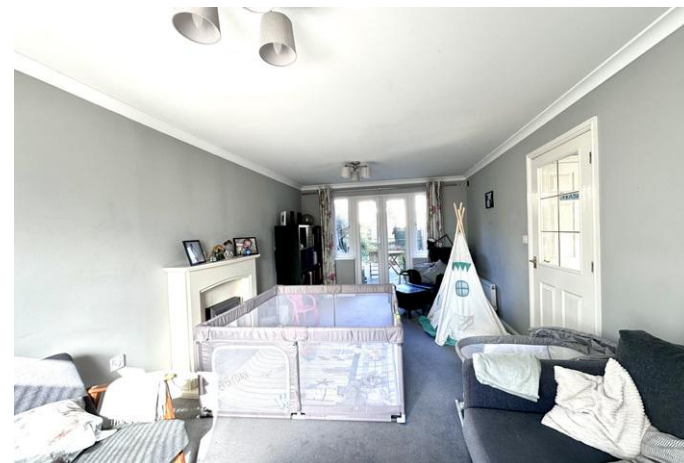
**BEDROOM TWO** 13'6" x 10'10" (4.11 m x 3.30 m) UPVC glazed window to front aspect. Single radiator. built in 3 door wardrobe with overhead storage and hanging space. Door leading to en-suite.

**EN-SUITE SHOWER ROOM** Comprising of three piece, low level WC, wash hand basin, single shower with metro-style tiled splashback. Vinyl flooring.

**BEDROOM THREE** 11'1" x 9'9" (3.39 m x 2.96 m) UPVC glazed window to front aspect. Single radiator. Built in double wardrobe with overhead storage and hanging space.

**BEDROOM FOUR** 9'11" x 8'11" (3.01 m x 2.71 m) UPVC window to rear aspect. Single radiator.

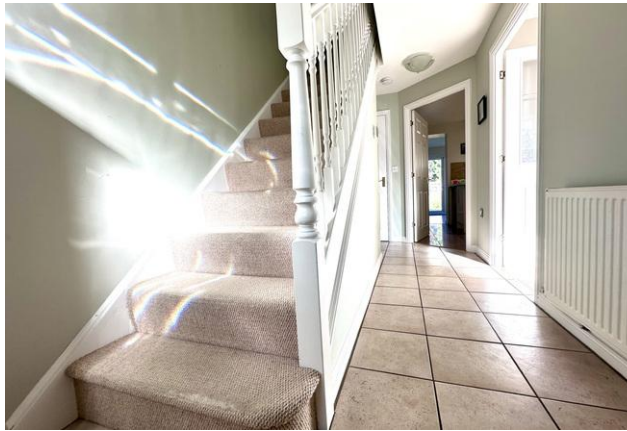
**SHOWER ROOM** Recently fitted with a three piece suite, comprising low level WC, wash hand basin and walk in double shower. Heated towel rail, tiled splash back, extractor fan and shaving points. Ceramic tiled flooring.



**EXTERIOR** Gravelled front garden with wrought iron fencing. To the side is off road parking for two cars which in turn, leads to the single garage with an up and over door and power connected. Gated access leads to the rear garden.

The rear garden is fully enclosed by wood panelled fencing, mainly laid to lawn with established shrub borders. Circular raised decking area with a pathway leading to the side and the outdoor office/gym.

**OUTSIDE OFFICE/GYM** 19'4" x 7'5" (5.89 m x 2.25 m) Velux window, power and lighting.



**Tenure** - The property is Freehold

**Council Tax** - Band D

**EPC** C (74/83)

**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** MJW-7334



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.



