



St. Ovins Green, Ely, Cambridgeshire CB6 3AW

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A substantial semi-detached property offering extended accommodation comprising superb open plan kitchen/ family room, living room, utility room, study/bedroom five, four first floor bedrooms one with ensuite, family bathroom, driveway, garage and enclosed rear garden.

- Semi-Detached Extended Family Home
- Superb Open Plan Kitchen/Dining/Family Room
- Living Room
- Utility Room
- Four First Floor Bedrooms (One with En-Suite)
- Family Bathroom
- Study/Bedroom Five
- Enclosed Rear Garden
- Driveway Parking & Garage

Guide Price: £450,000



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.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 22'4" x 18'10" (6.81 m x 5.75 m) Fitted with a range of matching units, including wall mounted units, base units, drawers and pull out cupboards. Inset single sink and drainer, double electric oven and microwave oven, induction hob with extractor hood above, integral fridge freezer, double glazed window to front aspect and double glazed bi-fold door opening to rear garden.

UTILITY ROOM 9'1" x 7'4" (2.76 m x 2.24 m) with wall mounted units, base units and plumbing for utilities.

CLOAKROOM with low-level WC and wash hand basin.

STUDY/BEDROOM FIVE 11'1" x 9'0" (3.39 m x 2.74 m) with double glazed window and door to garden.

LIVING ROOM 12'2" x 11'10" (3.72 m x 3.60 m) with double glazed window to front aspect and radiator.

FIRST FLOOR LANDING with built-in storage cupboard.

BEDROOM ONE 15'10" x 13'0" (4.83 m x 3.96 m) with double glazed window to front aspect, radiator and air-conditioning unit.

En- suite with shower cubicle, low-level WC, radiator and double glazed window to rear aspect.

BEDROOM TWO 13'5" x 9'11" (4.09 m x 3.02 m) with double glazed window to front aspect, radiator.

BEDROOM THREE 12'4" x 9'6" (3.76 m x 2.89 m) with double glazed window to rear aspect, radiator and built in storage cupboard.

BEDROOM FOUR 8'7 x 7'1 (2.62m x 2.40m) with double glazed window to front aspect, radiator and built in storage cupboard.

FAMILY BATHROOM with a panelled bath and shower above, low-level WC and vanity wash hand basin. Double glazed window to rear aspect.

EXTERIOR The property benefits from an extensive driveway and single garage providing ample off-road vehicle parking. The rear garden is fully enclosed with a large, paved patio and steps leading down to a well maintained lawn.

GARAGE 19'9" x 7'9" (6.03 m x 2.36 m)

Tenure - The property is Freehold

Council Tax - Band C **EPC** To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7354





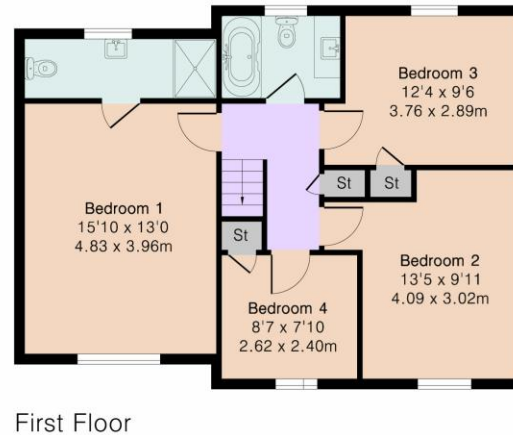
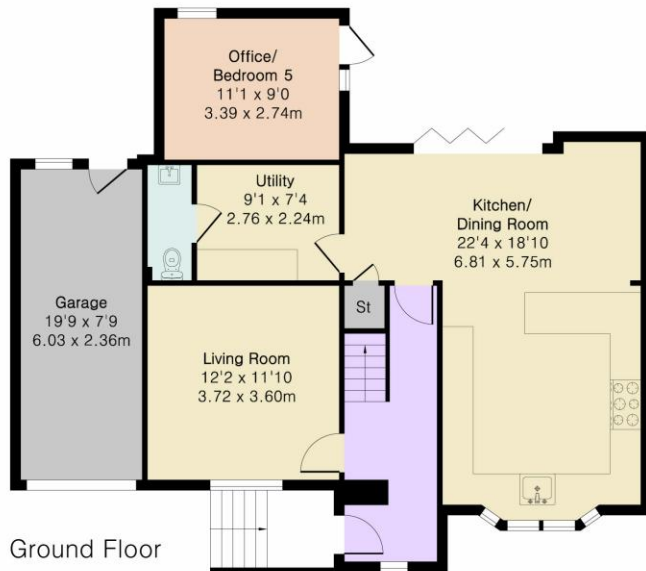
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.

**Approximate Gross Internal Area 1495 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 687 sq ft – 64 sq m

Garage Area 153 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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