



Monarch Way, Ely, Cambridgeshire CB7 4JP

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A beautifully presented three bedroom modern detached property situated on the popular Redrow development just minutes from the City centre. Accommodation includes an open plan kitchen/diner, separate lounge, three double bedrooms (one with en-suite), parking and garage.

- Entrance Hall & Downstairs Cloakroom
- Lounge
- Kitchen/Dining Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage

Guide Price: £439,950



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 door to front aspect, staircase rising to first floor with understairs storage cupboard, radiator and door to:-

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin and radiator.

LOUNGE 15'5" x 11'7" (4.70 m x 3.53 m) with double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM 18'10" x 12'2" (5.75 m x 3.71 m) with double glazed French doors opening to the rear garden with matching full length windows either side. Fully fitted modern kitchen with a matching range of wall and base units with inset single drainer sink unit, work surfaces over and splashbacks. Integrated appliances include eye level double oven, four ring gas hob with extractor hood over, fridge/freezer and dishwasher. Central island with breakfast bar, cupboards and power point. Generous storage cupboard with plumbing for washing machine, wall mounted radiator.

FIRST FLOOR LANDING with double glazed window to side aspect, airing cupboard and radiator.

PRINCIPAL BEDROOM with double glazed window to front aspect. Built-in double wardrobe and radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising tiled shower cubicle, low level WC and wash hand basin. Heated towel rail and double glazed window to side aspect.

BEDROOM TWO 11'5" x 11'5" (3.49 m x 3.49 m) with double glazed window to rear aspect. Built-in double wardrobe and radiator.

BEDROOM THREE 11'9" x 7'5" (3.58 m x 2.26 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath with overhead shower and glass screen, wash hand basin and low level WC. Tiled splashbacks, heated towel rail, storage cupboard and double glazed window to front aspect.

EXTERIOR 18'6" x 9'8" (5.65 m x 2.95 m) Adjacent to the property is a driveway, which in turn leads to the GARAGE, and provides off road parking for several vehicles.

GARAGE 18'6" x 9'8" (5.65m x 2.95m) brick built with up and over door, power and light.

REAR GARDEN A generous fully enclosed rear garden offers both privacy and security with an 'L' shaped patio area and the remainder being laid to lawn. Additional gravelled area located behind the garage for outdoor storage. Side gated access from the garden leads to the driveway and garage.

AGENCY NOTES Management and maintenance fees apply - details to follow.

Tenure The property is Freehold

Council Tax Band D **EPC** B (84/95)

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Ref CWH-7361





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.