



Morton Close, Ely, Cambridgeshire CB7 4FD

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A well appointed semi-detached three bedroom property, with garage conversion together with a spacious driveway and generous south-facing garden to the rear.

- Entrance Hall & Downstairs Cloakroom
- Lounge
- Kitchen/Dining Area
- Utility Room
- Three Bedrooms (One with Ensuite Shower room)
- Family Bathroom
- Resin Driveway for Off-Road Parking
- South-Facing Rear Garden

Guide Price: £389,950



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.

CLOAKROOM Comprising low level WC and wash hand basin. Double glazed window.

LIVING ROOM 12'8" x 10'10" (3.86 m x 3.31 m) With double glazed French doors to rear. Radiator.

DINING AREA 12'11" x 10'2" (3.93 m x 3.11 m) With double glazed window to front aspect and radiator. Stairs to first floor:

KITCHEN 16'4" x 7'3" (4.98 m x 2.22 m) With stainless steel sink unit and drainer, fitted with a range of matching base and wall units and drawers. Boasting a dual electric oven, hob (installed in 2023) with overhead extractor, wine cooler, integral dishwasher and a feature walk-in pantry cupboard.

UTILITY 9'8" x 7'3" (2.95 m x 2.20 m) Renovated from the old kitchen, with single sink unit and drainer, fitted with wall and base units and plumbing for utilities. Door leading to rear garden, radiator and double glazed window to rear aspect.

FIRST FLOOR LANDING

BEDROOM ONE 10'3" x 9'8" (3.13 m x 2.94 m) With fitted wardrobes, radiator and double glazed window to rear aspect.

ENSUITE Comprising tiled shower cubicle, low level WC, wash hand basin and heated towel rail. Radiator and double glazed window to rear aspect.

BEDROOM TWO 10'4" x 9'6" (3.14 m x 2.90 m) With double glazed window to front aspect, fitted wardrobes and radiator.

BEDROOM THREE 9'5" x 8'7" (2.87 m x 2.61 m) With double glazed windows to front aspect, radiator and fitted wardrobes.

BATHROOM Comprising low level WC, vanity inset wash basin, heated towel rail and panel bath with shower above, with drench size shower head and attachment. Double glazed window to side aspect.

EXTERIOR To the front of the property, you will find a resin driveway, which was completed in 2024, providing ample off-road parking.

REAR GARDEN Well presented landscaped garden where fences were updated in 2021 and the patio and raised planters were updated in 2024. There is power to the garden via armored cables around the perimeter. A shed is situated in the garden providing power sockets with lighting and fuse board. Featuring a pond with another power socket situated behind.

The fascia's and guttering were replaced and windows and doors were updated in 2018. New patio doors were installed in 2023.

AGENTS NOTE Converted garage into kitchen in 2028. Planning permission granted to rear of the house for a sun room/conservatory in December 2017. Combi Gas Boiler serviced annually.

Tenure	The property is Freehold
Council Tax	Band C
EPC	(75/86)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
Ref	MJW-7364





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.