



**Beald Way, Ely, Cambridgeshire CB6 3DA**

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## Beald Way, Ely, Cambridgeshire CB6 3DA

A much improved and beautifully presented three bedroom detached bungalow with a further outside office/studio situated on a small private cul-de-sac within walking distance of the City centre.

- Entrance Hall
- Sitting Room & Dining Room
- Conservatory & Fitted Kitchen
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Double Glazing & Gas Central Heating
- Driveway Parking & Single Garage
- Front & Rear Gardens
- Cul-De-Sac Location

**Guide Price: £525,000**





**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 double glazed entrance door to side aspect. Airing cupboard housing hot water cylinder, hatch to roof space and radiator. Hive thermostat.

**SITTING ROOM** 19'9" x 17'7" (6.01 m x 5.36 m) maximum measurements. With decorative glass window to entrance hall. Attractive fire surround and hearth with inset Paragon Focus RS Plus coal effect flue gas fire with remote control. Door to dining room, sliding patio doors to conservatory. Radiator.

**CONSERVATORY** 9'11" x 6'8" (3.02 m x 2.04 m) Of PVCu double glazed construction with Pilkington self-cleaning glass and French doors opening to rear terrace.

**DINING ROOM** 11'4" x 10'6" (3.45 m x 3.20 m) with double glazed patio doors to rear garden, built-in storage units, radiator and archway to:-

**KITCHEN** 13'5" x 7'10" (4.08 m x 2.40 m) with double glazed window to front. Fitted with a matching range of modern wall and base units with drawers, work surfaces over with inset one and a half bowl stainless steel single drainer sink unit with mixer taps and tiled splashbacks. Space for oven with extractor hood over, plumbing for washing machine and dishwasher and integrated fridge/freezer (subject to measurements). Double radiator and downlighters to ceiling.

**BEDROOM ONE** 12'1" x 9'9" (3.69 m x 2.96 m) with double glazed window to front aspect. Fitted Langtry wardrobes, sunken spotlights to ceiling and radiator. Door to:-

**EN-SUITE SHOWER ROOM** with double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and Ceratherm 100 shower and cubicle. Tiled surrounds, extractor fan, heated towel rail and click flooring.

**BEDROOM TWO** 11'6" x 9'8" (3.51 m x 2.94 m) with double glazed window to front aspect. Fitted Langtry wardrobes. Radiator.

**BEDROOM THREE** 9'11" x 8'3" (3.03 m x 2.51 m) with double glazed window to side aspect. Radiator.

**FAMILY BATHROOM** with double glazed window to side aspect. Fitted with a three piece modern suite comprising low level WC, pedestal wash hand basin and bath with Ceratherm 100 shower and screen. Tiled surrounds, extractor fan, heated towel rail and click flooring.

**EXTERIOR** To the front of the property is a low maintenance gravelled garden with a variety of established shrubs and boulders. Adjacent to the property is a driveway reinforced with hardcore, providing hard standing for at least two vehicles, which in turn leads to the garage. The rear garden is a particular feature of the property, it is beautifully landscaped with a raised terraced area, steps down to a further terraced area, replacement fencing and lawned garden bordered by beds with a variety of shrubs and plants. Side access and door to:-

**OFFICE/STUDIO** 11'1" x 8'10" (3.39 m x 2.68 m) with double glazed window to rear and side. Fitted with worktop, electric connected, ceramic floor tiles and personal door to garage.

**GARAGE** 20'6" x 9'1" (6.24 m x 2.76 m) with remote control electric up and over door, power and light. Valiant boiler serving central heating and hot water systems.

**Tenure** The property is Freehold  
**Council Tax** Band D **EPC** To Follow  
**Viewing** By Arrangement with Pocock & Shaw  
 Tel: 01353 668091  
 Email: ely@pocock.co.uk  
 www.pocock.co.uk

**Ref** MJW-7372







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.