



**Nigel Road, Ely, Cambridgeshire CB7 4SA**

[www.pocock.co.uk](http://www.pocock.co.uk)



# Nigel Road, Ely, Cambridgeshire CB7 4SA

An extended four bedroom semi-detached home offering approx. 1740 sq. ft, of highly versatile accommodation. The property includes a spacious ground floor en-suite guest bedroom with kitchenette and private front and rear gardens making it ideal for guests, multi-generational living or flexible independent use.

- Four Bedroom Semi-Detached Property
- Ground Floor En-Suite Guest Bedroom with Kitchenette & Private Front & Rear Gardens
- Two Additional Loft Rooms (Ideal for Study/Storage)
- Three Shower Rooms & Separate WC
- Extended Accommodation of approx. 1,740 sq ft
- Large Covered Patio Area with Solid Flooring
- Detached Summer House with Tiled Floor
- Solar Panels & EV Charging Point
- Off Road Parking

**Guide Price: £495,000**



**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.

#### **PROPERTY** The first floor comprises three well-proportioned bedrooms and two modern shower

rooms, while two additional loft rooms provide further flexible space suitable for study, hobbies or storage. In total, the home offers three shower rooms plus a separate ground floor WC.

Externally, the main garden features a large, covered patio area with solid flooring, perfect for sheltered outdoor seating and entertaining throughout the year, together with a detached summer house with tiled floor - ideal for use as a home office, studio or leisure space.

Further benefits include solar panels, an EV charging point and off road parking. This is a unique and adaptable family home with generous living space and excellent flexibility - viewing is highly recommended to fully appreciate what is on offer.

#### **GROUD FLOOR ACCOMMODATION**

LIVING/DINING ROOM - 22'5" x 14'8" (6.84m x 4.48m)

KITCHEN - 9'3" x 7'2" (2.81m x 2.18m)

UTILITY ROOM - 10'1" x 8'1" (3.07m x 2.46m)

CONSERVATORY - 9'11" x 4'8" (3.02m x 1.41m)

ENTRANCE HALL & CLOAKROOM

#### **GROUND FLOOR EN-SUITE GUEST BEDROOM**

13'11" x 8'5" (4.24 m x 2.57 m) with shower room and private front and rear garden areas.

CONSERVATORY 7'10" x 4'9" (2.39m x 1.46m)

LOFT ROOM (STUDY/STORAGE) 13'8" x 8'3" (4.16m x 2.51m)

#### **FIRST FLOOR LANDING**

#### **FIRST FLOOR ACCOMMODATION**

BEDROOM ONE - 17'2" x 11'8" (5.22m x 3.56m)

BEDROOM TWO - 11'11" x 7'3" (3.62m x 2.20m)

BEDROOM THREE - 12'0" x 7'4" (3.66m x 2.24m)

EN-SUITE SHOWER ROOM & FAMILY SHOWER ROOM

Stairs to LOFT ROOM (STUDY/STORAGE)

11'10" x 11'2" (3.60m x 3.40m)

#### **EXTERIOR** Covered patio area with solid flooring.

Detached summer house with tiled flooring. Solar panels installed and EV charging point.



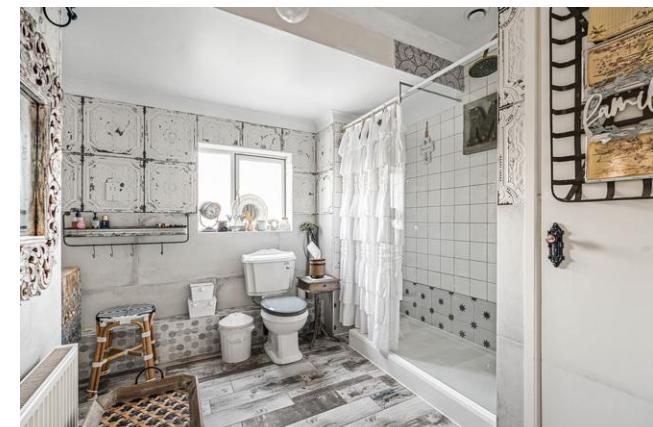
**Tenure** - The property is Freehold

**Council Tax** - Band A

**EPC** C (80/82)

**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** CWH-7374



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 1740 sq ft - 161 sq m

Ground Floor Area 919 sq ft - 85 sq m

First Floor Area 683 sq ft - 63 sq m

Second Floor Area 138 sq ft - 13 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.

**Pocock+Shaw**