



Merlin Drive, Ely, Cambridgeshire CB6 3EA

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An extended detached five bedroom family home with south facing garden, situated within a popular location close to schools and convenient for the City centre.

- Extended Detached Family Home
- Five Bedrooms
- Lounge & Separate Dining Room
- Conservatory
- Modern Kitchen/Breakfast Room
- Bathroom & Ground Floor Shower Room
- South Facing Rear Garden
- Two Driveways & Garage

Guide Price: £535,000



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 PORCH & ENTRANCE HALL with door and double glazed window to front aspect. Door into hallway with staircase rising to first floor.

SITTING ROOM 16'0" x 12'8" (4.87 m x 3.85 m) with double glazed window with open views to front aspect, electric fire with timber surround and marble hearth, radiator and patio doors to:-

CONSERVATORY 15'2" x 10'0" (4.62 m x 3.05 m) Of brick and UPVC construction with French doors opening to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM 16'0" x 9'4" (4.87 m x 2.85 m) Fitted with a range of modern wall and base units, with work surfaces, drawers and inset single drainer sink unit. Integrated appliances including electric oven, combination microwave oven, gas hob and extractor hood, fridge/freezer, dishwasher and washing machine. Island unit with granite top, breakfast bar and storage units, two large built in cupboards with one housing the gas fired combination boiler. Double glazed windows to front and rear aspects and archway to:-

DINING ROOM 11'2" x 8'9" (3.40 m x 2.66 m) with double glazed window to front aspect. Radiator.

REAR LOBBY/UTILITY 6'11" x 4'11" (2.11 m x 1.51 m) with door to garden.

DOWNSTAIRS SHOWER ROOM Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin with storage units above and beneath. Double glazed window to rear aspect, heated towel rail.

FIRST FLOOR LANDING with double glazed window to rear aspect, access to loft, radiator.

BEDROOM ONE 12'9" x 9'11" (3.89 m x 3.02 m) with double glazed window to front with open aspect, built in double wardrobe, radiator.

BEDROOM TWO 11'3" x 6'2" (3.42 m x 1.87 m) with double glazed window to front aspect, built in double wardrobe, radiator.

BEDROOM THREE 11'2" x 7'8" (3.40 m x 2.33 m) with double glazed window with open aspect to front, radiator.

BEDROOM FOUR 11'2" x 8'0" (3.40 m x 2.44 m) with double glazed window with open aspect to rear, radiator.

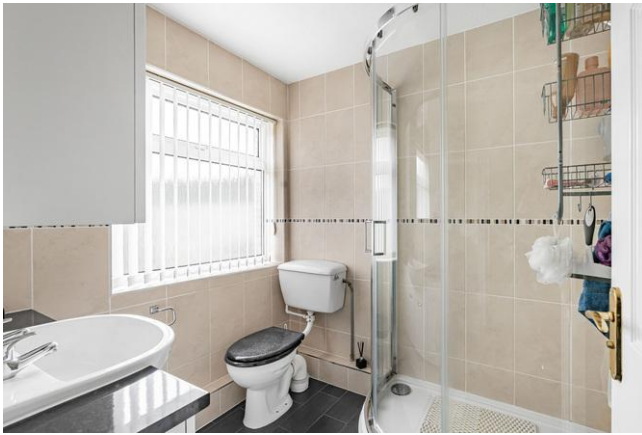
BEDROOM FIVE 9'10" x 5'9" (2.99 m x 1.75 m) with double glazed window to rear aspect, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment from the taps, double glazed window to rear aspect, radiator.

EXTERIOR To the front of the property there is an open plan lawned garden. To the side there is a block paved driveway providing useful off street parking. To the rear of the garden there is a further driveway leading to the single garage with metal up and over door and personal door into the garden. The south facing rear garden is an attractive feature of the property and offers an excellent level of privacy. There is an extended paved patio, lawn and established borders containing shrubs and small trees together with a timber built storage shed.

Tenure	The property is Freehold		
Council Tax	Band E	EPC	C (71/84)
Viewing	By Arrangement with Pocock & Shaw		
	Tel: 01353 668091 Email: ely@pocock.co.uk		
	www.pocock.co.uk	Ref	CWH-7382





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.