



Prickwillow Road, Ely, CB7 4TX

**CHEFFINS**



# Prickwillow Road

Ely,  
CB7 4TX

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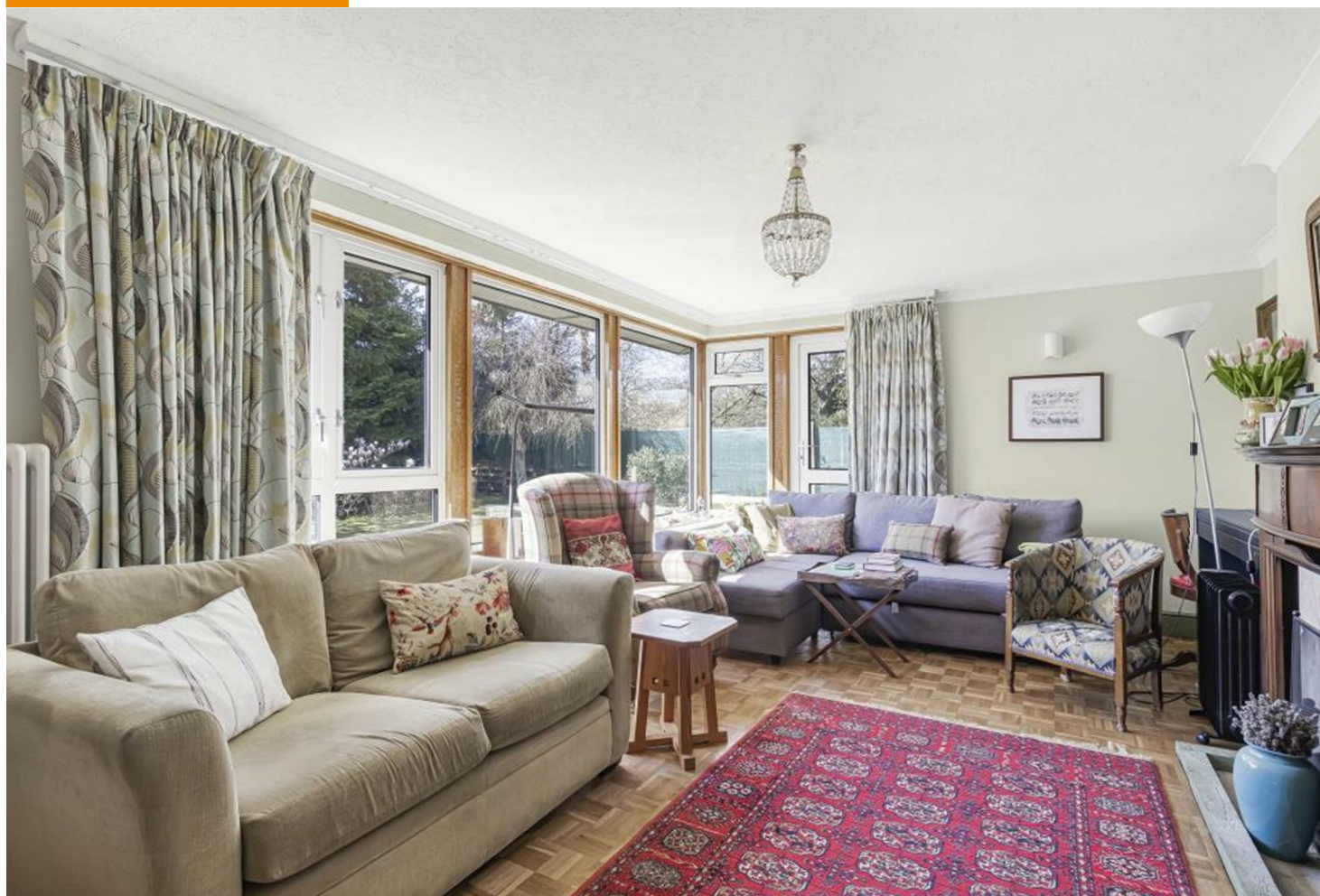
Guide Price £895,000

- Extended Detached Home
- Approx. 1/4 of an Acre Plot (STS)
- Opposite Common Land with Direct Access to Roswell Pits & the Nature Reserve
- Convenient for City Centre
- 3 First Floor Double Bedrooms (Master Bedroom with Kitchenette/Sitting Area)
- Study/Ground Floor Bedroom
- Dining Room into Modern Kitchen
- Spacious Lounge
- Mature Gardens, Driveway & Barn
- Freehold / Council Tax Band F / EPC Rating C

An extremely rare opportunity to purchase an extended detached home within a superb plot of approximately 1/4 of an acre (sts) within walking distance of the city centre, being approximately a 0.8 mile walk to Ely Cathedral and situated opposite an attractive area of common land leading down to Roswell Pits, the Nature Reserve and River Ouse. Accommodation comprises on the ground floor, entrance hall, cloakroom, study with the potential to be used as a ground floor bedroom, dining room opening into modern kitchen with pantry, shower room, lounge, rear lobby, conservatory and laundry room. An oak staircase leads to the first floor where there is a master bedroom (with a door into the family bathroom) which opens up into a sitting area with kitchenette, whilst there are 2 further double bedrooms and the aforementioned family bathroom. The master bedroom also has a door leading to an external staircase which offers scope for this room to be rented as a separate bed/sitting space.

Outside there are mature gardens surrounding the property, together with a spacious driveway and timber built barn/two workshops.

The property has the benefit of solar panels and due to its location provides the perfect blend of country walks and city centre amenities in close proximity.





## LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.



## ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, oak parquet floor, radiator.

## CLOAKROOM

With pedestal hand wash basin, low level WC, window to rear aspect.

## STUDY

This room has previously been used as a ground floor bedroom. With patio doors to side aspect, woodblock flooring, radiator.

## DINING ROOM

Opening to kitchen. With French doors to front garden, oak parquet floor, shelved cupboard, 2 radiators

## SHOWER ROOM

With shower cubicle and window to rear aspect.

## KITCHEN

With windows to front and side aspects, fitted with a range of modern wall and base level units with drawers, oak worksurfaces and breakfast bar, double bowl stainless steel sink unit and drainer, wall mounted gas fired boiler, plumbing for dishwasher, modern electric Aga, door to:

PANTRY with fitted storage units including 2 pull-out larder cupboards, plumbing for American style fridge/freezer, window to rear aspect.

## LOUNGE

With open fireplace with timber surround, large windows and door to front and side gardens, oak parquet floor, radiator.

## REAR LOBBY

With larder cupboard.

## CONSERVATORY

With door to outside.

## LAUNDRY ROOM

With plumbing for washing machine, space for tumble drier, windows to side and rear aspects, shelved cupboards, radiator.

## FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder and having automatic light and shelving, window to rear aspect, access to loft, radiator.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath with shower above, window to rear aspect, shelved cupboard, door to bedroom 1, heated towel rail.

## BEDROOM 1

With door to bathroom, window to front aspect, radiator. Opening to:

## LIVING SPACE WITH KITCHENETTE

Kitchenette comprising stainless steel sink unit and

drainer, oak work surfaces and breakfast bar, wall and base level storage cupboards, access to loft, door to rear external staircase, radiator.

## BEDROOM 2

With window to front aspect, built-in wardrobe, radiator.

## BEDROOM 3

With window to side aspect, radiator.

## OUTSIDE

A pair of timber double gates lead to a driveway alongside the house to a timber barn at the rear. The barn has power and light connected, together with a mezzanine providing useful storage. A door leads into an adjoining general store. The property sits within a superb plot of approximately 1/4 of an acre (sts) with mature hedging, lawn, decking and attractive beds and numerous trees including Magnolia, Silver Birch and Tulip trees.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












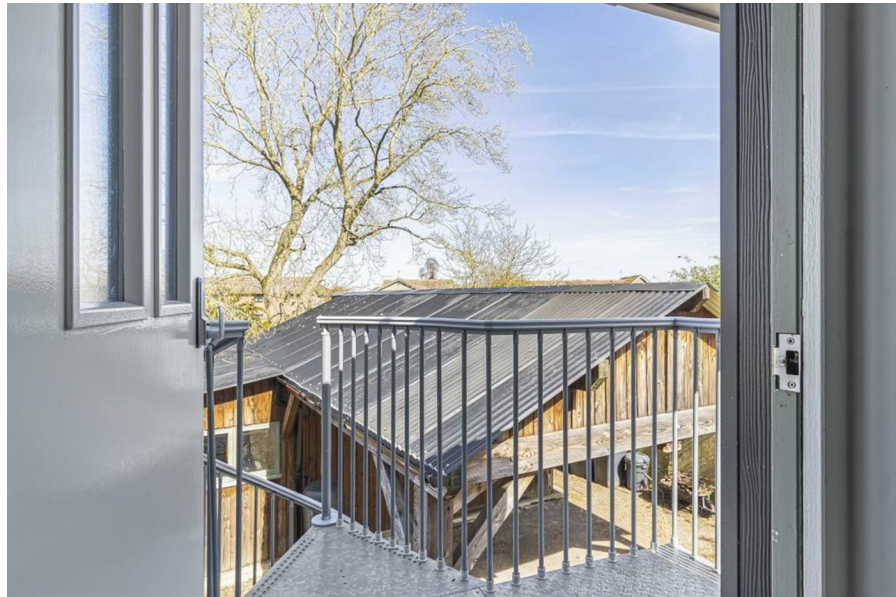
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £895,000  
 Council Tax Band - F  
 Local Authority - East Cambs  
 District Council



















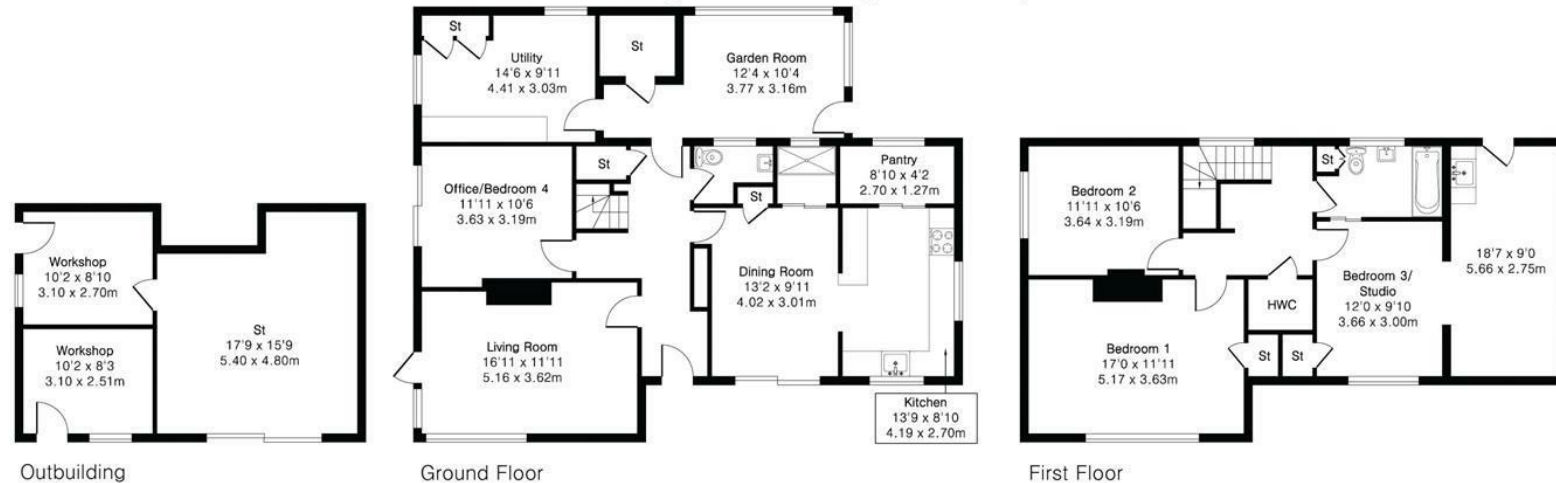


**Approximate Gross Internal Area 2433 sq ft - 226 sq m**

Ground Floor Area 1173 sq ft – 109 sq m

First Floor Area 832 sq ft – 77 sq m

Outbuilding Area 428 sq ft – 40 sq m







**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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