



St Johns Road, Ely, CB6 3BW

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

St Johns Road, Ely Cambridgeshire CB6 3BW

A four bedroom spacious detached family home situated on a generous corner plot with full planning permission for the conversion of the garage and positioned close to St Johns school just under ¼ of a mile from the City Centre.

- Detached Family Home with Full Planning Permission for Garage Conversion & Addition of First Floor
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen / Breakfast Room & Utility Room
- Four Bedrooms
- Family Bathroom
- Garage - Planning Ref: 21/00549/FUL
- Generous Plot with Gardens to Front & Rear
- Driveway 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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with opaque uPVC door to front, wood flooring leading into inner hall, staircase rising to first floor with useful storage cupboard under, radiator. Double doors leading into:-

SITTING ROOM 18' 5" x 11' 11" (5.62m x 3.65m)
Dual aspect room with double glazed windows to front and side. Radiator.

DINING ROOM 18' 10" x 9' 0" (5.76m x 2.75m) with double glazed patio doors opening to rear access, wood flooring, radiator.

CLOAKROOM with opaque double glazed window to side. Fitted with a two piece suite comprising low level WC and wash hand basin. Wood flooring.

KITCHEN / BREAKFAST ROOM 16' 3" x 8' 11" (4.97m x 2.72m) with double glazed window to rear. Fitted with an attractive range of wall and base units with worksurfaces over, tiled splashbacks, inset 1 1/2 bowl sink unit with mixer taps over, space for gas cooker with extractor canopy over, built-in appliances include fridge and dishwasher. Ceramic tiled flooring, radiator and door leading to:-

UTILITY ROOM 16' 3" x 6' 5" (4.96m x 1.96m) with double glazed personal doors to front and rear access. Fitted with wall units and worktop space with inset butler style sink unit with mixer taps over. Plumbing and space for washing machine and tumble dryer, space for fridge / freezer, ceramic tiled flooring, radiator.

FIRST FLOOR LANDING with feature double glazed window overlooking St Johns park, access to loft.

BEDROOM ONE 12' 0" x 9' 5" (3.66m x 2.89m) with full length double glazed window to front. Radiator.

BEDROOM TWO 11' 11" x 8' 6" (3.65m x 2.61m) with double glazed window to front. Radiator.

BEDROOM THREE 10' 9" x 9' 6" (3.28m x 2.90m) with double glazed window to rear. Radiator.

BEDROOM FOUR 8' 6" x 8' 0" (2.60m x 2.45m) with double glazed window to rear. Radiator. Built-in cupboard with slatted shelves and housing the gas fired boiler serving the central heating and hot water systems.

FAMILY BATHROOM Fitted with a three piece suite comprising a low level WC, wash hand basin and bath. Opaque double glazed window to side, shaver point, heated towel rail and vinyl flooring.

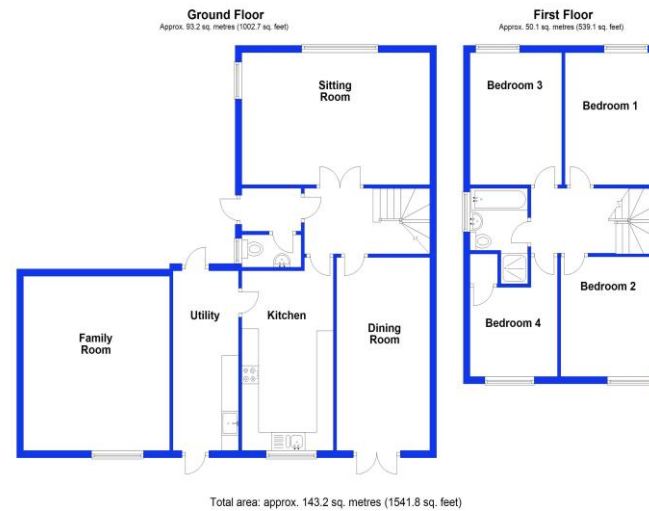
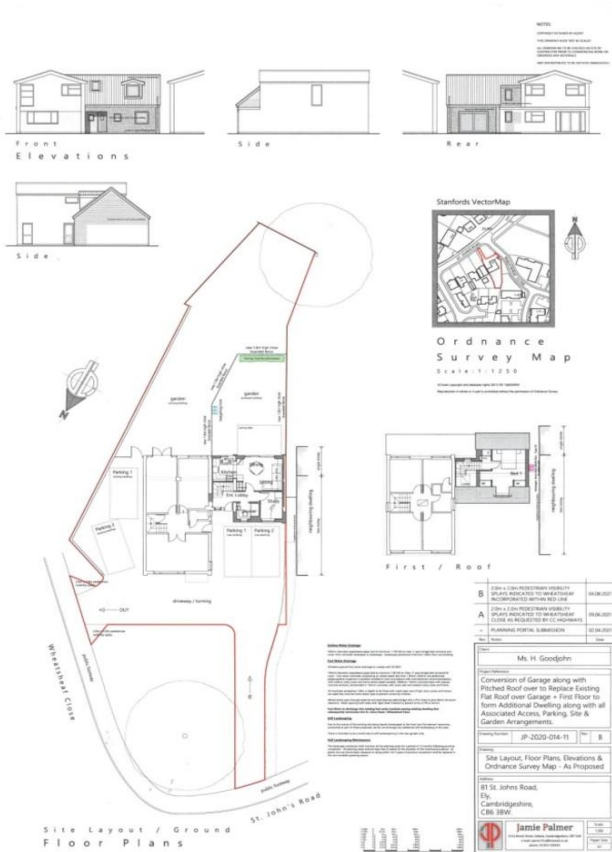
GARAGE 15' 11" x 14' 4" (4.86m x 4.37m) with double up and over door to front. Currently used as a studio/gym/office by the current owners with double glazed window to rear, radiator and laminate flooring.

AGENTS NOTE

Planning permission granted for conversion of garage with addition of first floor and pitched roof to form additional dwelling along with all associated access, parking, site and garden arrangements.

EXTERIOR The property is situated on an exceptionally generous plot with a large frontage and adjacent driveway providing parking for several vehicles and in turn leads to the garage. Gated access to the side leads to the rear garden. The good size rear garden is enclosed by wood panel fencing and is predominantly laid to lawn with plant & shrub borders, timber shed and garden room to the rear.





Tenure The property is freehold

Council Tax Band E

Viewing By Arrangement with
Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/5708

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.

