



Stour Green, Ely, Cambridgeshire CB6 2XH

www.pocock.co.uk



Stour Green, Ely, Cambridgeshire, CB6 2XH

A beautifully presented four bedroom extended family home situated at the end of a small cul-de-sac with garage and off-road parking and just a short walk from the Lantern and Isle of Ely school.
- No upward chain.

- End of Terrace Home
- Open Plan Living Room
- Kitchen/Dining Room
- Principal Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Garage and Off Road Parking with Electric Vehicle Charge Point

Guide Price: £399,950



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 door to front aspect and radiator.

OPEN PLAN LIVING ROOM 17'11" x 11'0" (5.46 m x 3.35 m) With double glazed window to front aspect, radiator, wood flooring, staircase rising to first floor with useful storage cupboard under, opening to:-

KITCHEN/DINING ROOM 22'3" x 9'6" (6.77 m x 2.90 m) With two double glazed windows and personal door to rear aspect. Fitted with an attractive range of high gloss wall and base units with worksurfaces over, metro style tiled splashbacks and inset single drainer sink unit with mixer tap. Four ring gas hob, built-in double oven below and extractor hood over, plumbing for dishwasher, integrated fridge/freezer, full length feature radiator, vinyl flooring which leads through to:-

REAR LOBBY With door to rear garden, radiator, personal door leading to the utility/garage area. Feature Velux roof light.

FIRST FLOOR LANDING With access to loft.

PRINCIPAL BEDROOM 10'4" x 8'10" (3.15 m x 2.70 m) With double glazed window to front aspect, radiator, double wardrobe with overhead storage and hanging space, door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin with cupboard below and corner shower cubicle with mermaid style splashbacks. Opaque

double glazed window to front aspect, heated towel rail, ceramic tiled flooring.

BEDROOM TWO 17'2" x 8'2" (5.22 m x 2.50 m) With double glazed windows to front, rear and side aspects. Double wardrobe with overhead storage and hanging space, radiator.

BEDROOM THREE 8'6" x 7'9" (2.60 m x 2.35 m) With double glazed window to rear aspect. Radiator.

BEDROOM FOUR 8'5" x 5'10" (2.57 m x 1.77 m) With double glazed window to rear aspect, double wardrobe with overhead storage and hanging space.

FAMILY BATHROOM Fitted with a three piece suite comprising a low level WC, wash hand basin with cupboard below and panel enclosed bath with shower attachment over. Tiled splashbacks, ceramic tiled flooring, shaver point.

EXTERIOR To the front of the property is a block paved driveway providing off road parking for two vehicles. Gated access leads to rear. Fitted for an electric vehicle charge point and outside power.

GARAGE/UTILITY AREA measuring 18' 2" x 8' 8" (5.55m x 2.65m) with electric roller door, personal door to rear lobby. Fully insulated and plastered to create potential for another room (subject to planning). Utility area to the rear has plumbing for washing machine, built-in units, tiled flooring and step to door.

The rear garden is fully enclosed and has been hard landscaped to create a relaxing outdoor environment. Side gated access leading to passageway.

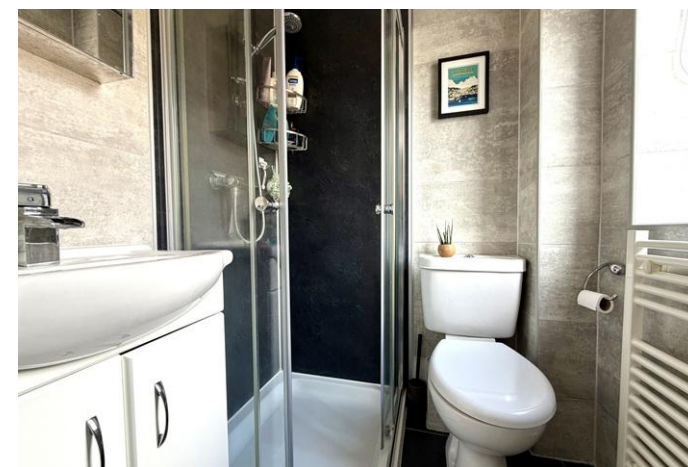
Tenure The property is Freehold

Council Tax Band C

EPC (74/87)

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

Ref MJW-7464

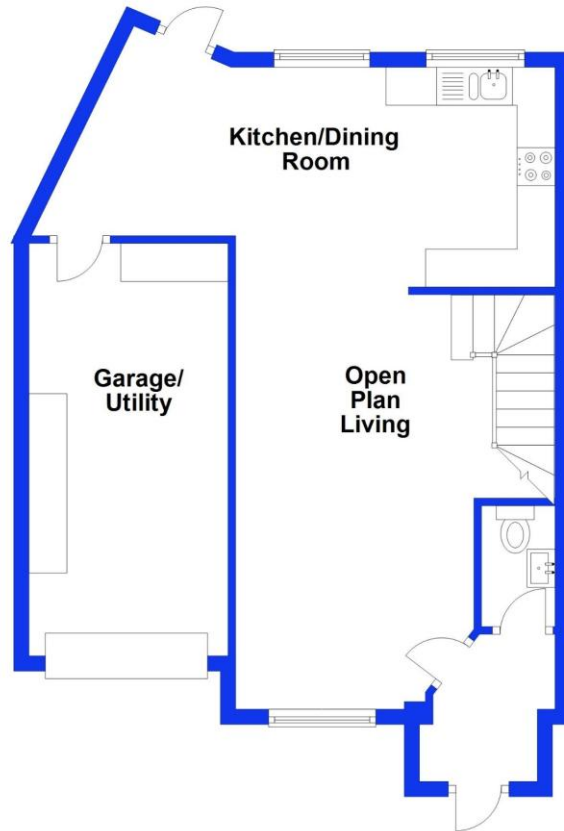




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains 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.

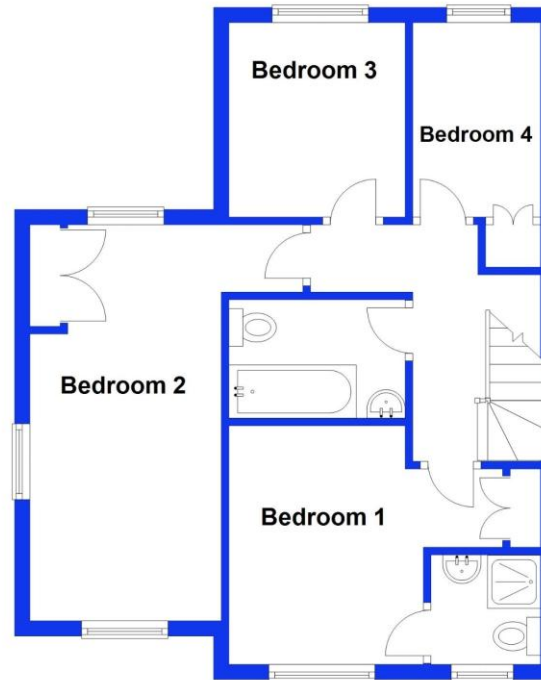
Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



Total area: approx. 105.8 sq. metres (1139.0 sq. feet)