



**Longchamp Drive, Ely, Cambridgeshire, CB7 4QS**

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## Longchamp Drive, Ely, Cambridgeshire, CB7 4QS

A well-presented detached four bedroom family home with driveway, double garage and south facing rear garden situated in this popular residential development.

- Detached Family Home
- Lounge & Dining Room
- Open Plan Kitchen/Breakfast Room
- Four Bedrooms (Principal Bedroom with En-Suite & Dressing Area)
- Family Bathroom
- Driveway & Double Garage
- Enclosed South Facing Rear Garden

**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 HALL** with door to front aspect, staircase rising to first floor and useful under stairs storage area, built-in storage cupboard, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Radiator.

**LOUNGE** 21'6" x 10'3" (6.56 m x 3.12 m) Dual aspect room with double glazed window to front aspect and French doors to rear garden. Two radiators, feature gas fireplace.

**DINING ROOM** 11'0" x 9'8" (3.35 m x 2.94 m) with double glazed window to front aspect. Radiator.

**OPEN PLAN KITCHEN/BREAKFAST ROOM** 19'5" x 9'8" (5.91 m x 2.94 m) Fitted with a range of matching wall and base units including drawers, solid oak work surface, and inset 1 1/4 ceramic sink unit and drainer. Fitted electric oven, four ring hob and extractor hood above, tiled splashback, plumbing for dishwasher, double glazed window to side aspect and double glazed window to rear aspect, French doors to rear garden and radiator.

**UTILITY ROOM** 6'4" x 5'1" (1.94 m x 1.55 m) with space for freestanding fridge/freezer, plumbing for utilities, double glazed window to rear aspect.

**FIRST FLOOR LANDING** with airing cupboard housing hot water tank.

**BEDROOM ONE** 20'1" x 9'7" (6.11 m x 2.93 m) with double glazed window to side aspect. Radiator.

**DRESSING ROOM AREA** with built-in future.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising tiled shower cubicle, low level WC and vanity unit with inset wash hand basin. Radiator.

**BEDROOM TWO** 12'10" x 10'8" (3.92 m x 3.24 m) with double glazed window to front aspect. Radiator.

**BEDROOM THREE** 10'3" x 9'3" (3.12 m x 2.83 m) with double glazed window to front aspect, fitted wardrobe and radiator.

**BEDROOM FOUR** 11'11" x 6'7" (3.62 m x 2.01 m) with double glazed window to rear aspect, access to loft and radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising tiled bath tub with shower attachment and drencher shower head above, low level WC, vanity unit with inset wash hand basin. Heated towel rail, double glazed window to rear aspect.

**EXTERIOR** Adjacent to the property is a double width driveway, providing off road vehicular parking, and in turn leading to a double garage  
Gated access leads to a well maintained, fully enclosed south facing garden which is mainly laid to lawn with well stocked borders containing a variety of mature plants and shrubs. There is a paved patio area and useful area to the rear of the garden for storage.

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** C (69/81)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7375

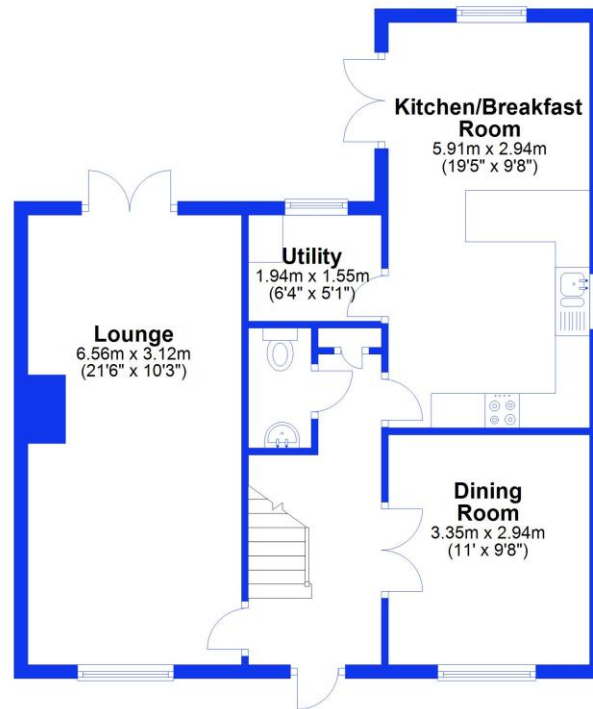




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any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

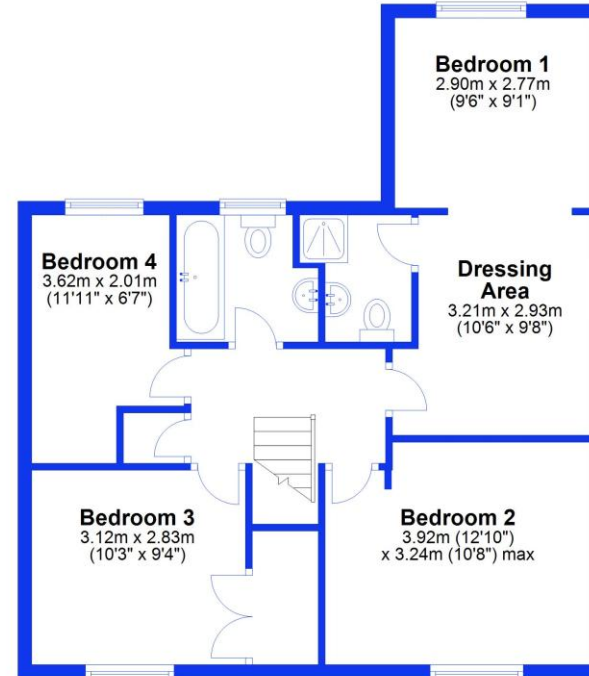
### Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



Total area: approx. 124.0 sq. metres (1335.1 sq. feet)