



Cherry Drive, Ely, Cambridgeshire CB6 2FP

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A modern four bedroom link-detached house located just over a mile from the City centre and within walking distance of primary and senior schools. No upward chain.

- Entrance Hall & Cloakroom
- Sitting Room
- Study/ Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms - Two with En-suites
- Family Bathroom
- Gas Central Heating
- Garage & Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £565,000



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 staircase rising to first floor, radiator, storage cupboard. Wood effect flooring.

CLOAKROOM Comprising low level WC, wash hand basin. Radiator. Wood effect flooring. Window to front aspect.

SITTING ROOM 15'4" x 12'8" (4.68 m x 3.86 m) Double casement doors leading to rear garden. Fireplace surround with inset electric fire and hearth. Two radiators. Wood effect flooring.

DINING ROOM/STUDY With window to front aspect, radiator. Wood effect flooring.

KITCHEN/BREAKFAST ROOM 12'7" x 12'5" (3.84 m x 3.78 m) Fitted with a range of base and drawer units with work surfaces over and matching range of wall mounted cupboards. Integrated double oven, four ring gas hob with extractor over. Integrated freezer and dishwasher. Window facing rear aspect. Radiator and tiled flooring. Walk in storage cupboard.

UTILITY ROOM Single drainer stainless steel sink unit with cupboard below. Space for upright fridge/freezer. Tiled floor. Part glazed door to side driveway.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 18'2" x 9'9" (5.53 m x 2.96 m) Dual aspect with Velux window and window facing front aspect. Built in double wardrobe. Two radiators. Wood effect flooring.

EN-SUITE SHOWER ROOM Comprising fully enclosed shower cubicle, inset wash basin with storage cupboards below, low level WC. Mirrored bathroom cabinet. Tiled flooring.

BEDROOM TWO 16'4" x 10'4" (4.97 m x 3.15 m) Windows facing front aspect. Range of built in wardrobes. Wood effect flooring. Radiator.

EN-SUITE SHOWER ROOM Comprising fully enclosed shower cubicle, low level WC, inset wash basin.

BEDROOM THREE 10'10" x 8'11" (3.31 m x 2.73 m) Window facing front aspect. Built in wardrobe. Radiator and wood effect flooring.

BEDROOM FOUR 9'9" x 9'3" (2.97 m x 2.83 m) Window to rear aspect. Radiator and wood effect flooring.

FAMILY BATHROOM Comprising panel bath with shower over and separate hand shower attachment. Low level WC. Mirrored bathroom cabinet and further storage unit.

EXTERIOIR Small front garden with well stocked shrub borders. Driveway to the side of the house leading to a single garage with personal door from rear garden. The rear garden is fully enclosed with paved patio and artificial lawn.

AGENTS NOTE All photographs were taken in 2023.

Tenure The property is Freehold

Council Tax Band E **EPC** B (84/94)

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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.