



**Darwin Close, Ely CB6 3WY**

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## Darwin Close, Ely, Cambridgeshire CB6 3WY

A beautifully presented four bedroom end terrace townhouse offering versatile accommodation throughout and situated in the highly sought after Beresford Road development.

- Entrance Hall & Cloakroom
- Garden Room
- Bedroom Two/Family Room with En-Suite
- First Floor Lounge
- Open Plan Kitchen/Dining Room
- Three Further Bedrooms
- Jack & Jill Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden

**Guide Price: £412,500**



**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 entrance door to front, radiator, staircase rising to first floor and ceramic tiled flooring.

**BEDROOM TWO/FAMILY ROOM** 18'8" x 8'2" (5.69 m x 2.50 m) with double glazed window and patio doors opening to rear garden. Radiator, built-in three sliding door wardrobe with hanging space and shelving, laminate flooring and door leading to:-

**EN-SUITE SHOWER ROOM** 7'7" x 8'10" (2.30 m x 2.70 m) Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in double shower. Tiled splashbacks, heated towel rail, laminate flooring and underfloor heating.

**UTILITY ROOM** 7'0" x 5'11" (2.13 m x 1.80 m) Fitted with base units with work surfaces over, tiled splashbacks, inset single drainer stainless steel sink unit and mixer tap, water softener, plumbing for washing machine, space for tumble dryer, radiator and ceramic tiled flooring.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator and ceramic tiled flooring.

**FIRST FLOOR LANDING** with staircase rising to second floor, radiator.

**OPEN PLAN KITCHEN / DINING ROOM** 18'8" x 14'10" (5.69 m x 4.52 m) Kitchen Area with double glazed window to rear. Fitted with an attractive modern range of base and wall units with solid wood work surface over and feature tiled splashbacks. Inset 1 & 1/2 bowl sink unit with mixer tap, inset John Lewis five ring gas hob with stainless steel extractor canopy over, built-in appliances include John Lewis double oven and dishwasher, space for fridge freezer, laminate flooring opening to:-

Dining Area with double glazed window to rear, radiator and laminate flooring.

**FIRST FLOOR LOUNGE** 18'8" x 10'9" (5.69 m x 3.28 m) with two double glazed windows to front aspect overlooking Darwin Park. Two radiators and laminate flooring.

**SECOND FLOOR LANDING** with access to loft and built-in airing cupboard.

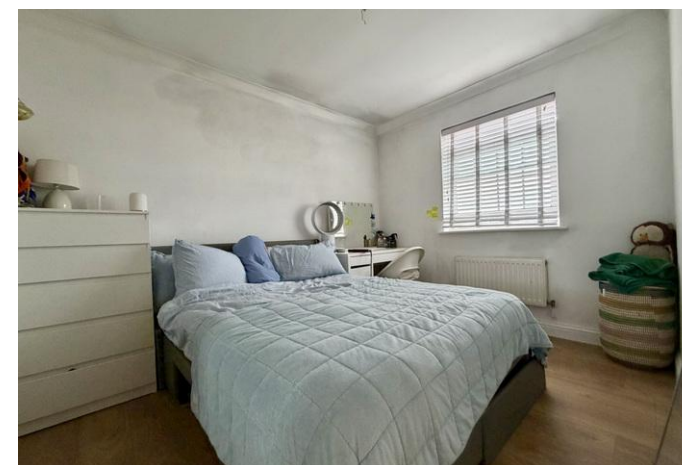
**BEDROOM ONE** 18'8" x 8'2" (5.69 m x 2.50 m) with two double glazed windows to rear. Radiator, built-in double wardrobe with overhead storage and hanging space, laminate flooring and door leading to:-

**JACK & JILL FAMILY BATHROOM** Fitted with an attractive four piece modern suite comprising low level WC, vanity unit with inset wash hand basin and mixer taps, panel bath with side mixer tap, mermaid splashbacks, and double shower cubicle with drencher head and separate hand attachment. Heated towel rail and ceramic tiled flooring with underfloor heating.

**BEDROOM THREE** 10'9" x 8'7" (3.28 m x 2.61 m) with double glazed window to front. Radiator, laminate flooring.

**BEDROOM FOUR** 9'9" x 7'4" (2.98 m x 2.23 m) with double glazed window to front. Radiator, laminate flooring.

**EXTERIOR** To the front is a side landscaped garden with established plants and shrubs. Block paved driveway providing off road parking for two vehicles which in turn leads to the single integral garage with up and over door, power and lighting. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with patio area, established rose beds and outside tap. Side gated access leads to Darwin Close.





**Tenure** The property is Freehold

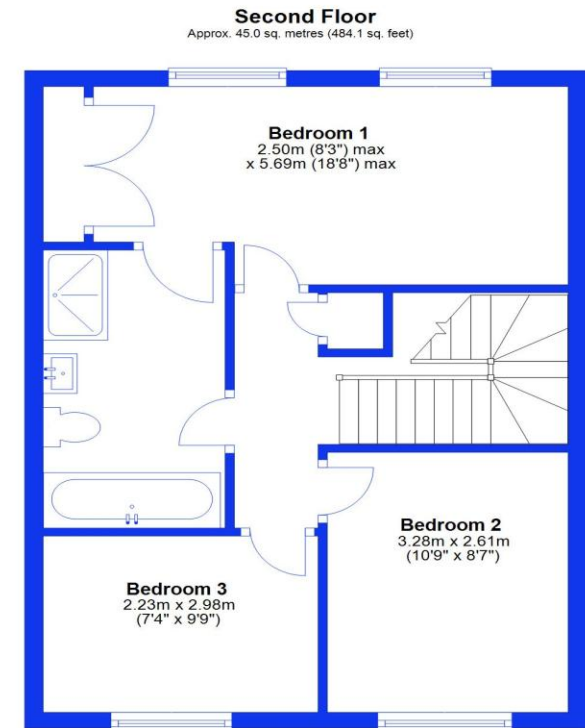
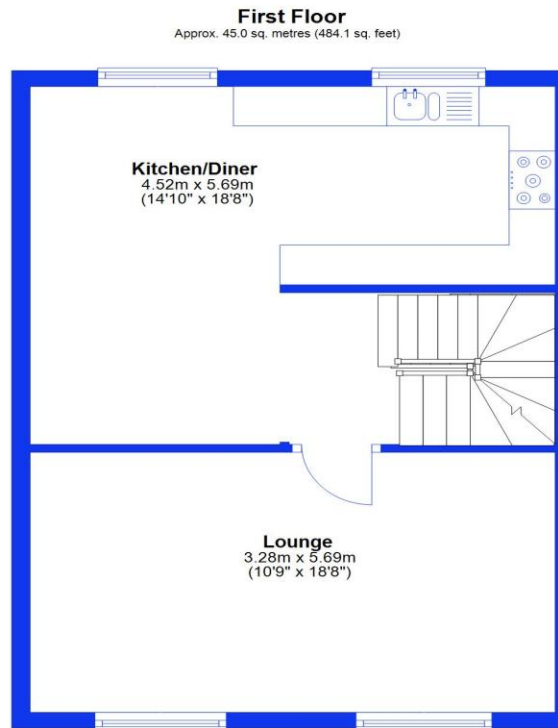
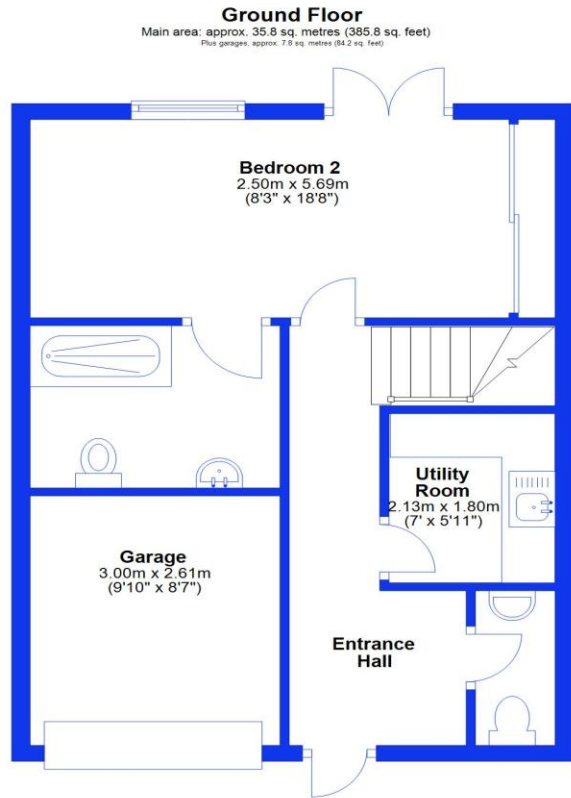
**Council Tax** Band D

**EPC** TBC

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-5831

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.



Main area: Approx. 125.8 sq. metres (1353.9 sq. feet)