



Stour Green, Ely, Cambridgeshire CB6 2WX

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An extended four bedroom town house with views to the front over Stour Green and conveniently situated in between The Lantern and Isle of Ely junior schools.

- Entrance Hall & Cloakroom
- Study / Family Room
- Fitted Kitchen
- Utility Room
- First Floor Sitting Room
- Principal Bedroom & En-Suite
- Three Further Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage

Guide Price: £475,000



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, useful understair storage cupboard, wall mounted thermostat, radiator, engineered oak flooring which continues through all the downstairs.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin with cabinet under, tiled splashback and ceramic tiled flooring.

STUDY / FAMILY ROOM 11'9" x 9'2" (3.59 m x 2.80 m) with double glazed window to front, radiator, oak flooring.

KITCHEN/BREAKFAST ROOM 16'1" x 10'10" (4.89 m x 3.30 m) Fitted with a modern high gloss range of wall and base units with Corian work surfaces over, glass splashbacks, four ring gas hob with Bosch extractor canopy over, built-in double oven and microwave. Space for American style fridge freezer (subject to measurements), two radiators, plumbing for dishwasher, opening to:-

DINING ROOM 12'6" x 8'8" (3.81 m x 2.64 m) with two Velux windows, bi-fold doors opening up to rear garden, oak flooring and radiator.

UTILITY ROOM 8'8" x 5'11" (2.64 m x 1.81 m) with extractor fan. Fitted with a range of base and wall units with worktop space over, tiled splashbacks, plumbing for washing machine and space for tumble dryer, ceramic tiled flooring.

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

FIRST FLOOR LIVING ROOM 16'1" x 11'9" (4.90 m x 3.59 m) with two double glazed windows to the front overlooking Stour Green. Two radiators.

BEDROOM ONE 16'1" x 11'6" (4.90 m x 3.51 m) with two double glazed windows to rear aspect. Built-in six door wardrobe with overhead storage and hanging space, two radiators, door leading to:-

EN-SUITE Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and double corner shower cubicle, built-in wall cabinets, heated towel rail and ceramic tiled flooring.

SECOND FLOOR LANDING with access to part boarded loft with lighting, electric and ladder. Airing cupboard.

BEDROOM TWO 16'1" x 11'6" (4.90 m x 3.51 m) with two double glazed windows to rear aspect. Fitted with a five door wardrobe with overhead storage and hanging space. Two radiators.

BEDROOM THREE 11'1" x 7'11" (3.39 m x 2.41 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'9" x 7'11" (3.28 m x 2.41 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin with cabinets below, 'P' shaped bath with separate shower over, tiled splashbacks, extractor fan, heated towel rail and ceramic tiled flooring.



EXTERIOR To the front of the property is a small lawned garden with pathway leading to front door. Vehicle access to the side off Stour Green which leads to off road parking for numerous vehicles at the rear.

The rear garden has been landscaped with a lawned area, play area and stepping stone pathway which leads down to the personnel door to the garage.

Outbuilding/Shed 10'4" x 7'10" (3.16 m x 2.38 m) with shelving.

GARAGE 17'1" x 8'10" (5.21 m x 2.69 m) with single up and over door, shelving, power and lighting. Off road parking to the rear.

Tenure - The property is Freehold

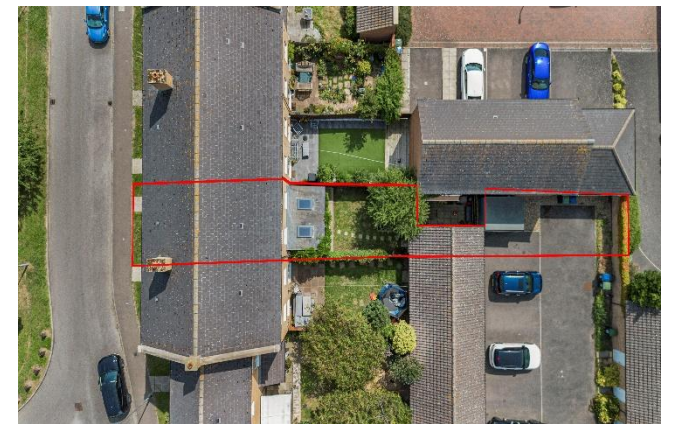
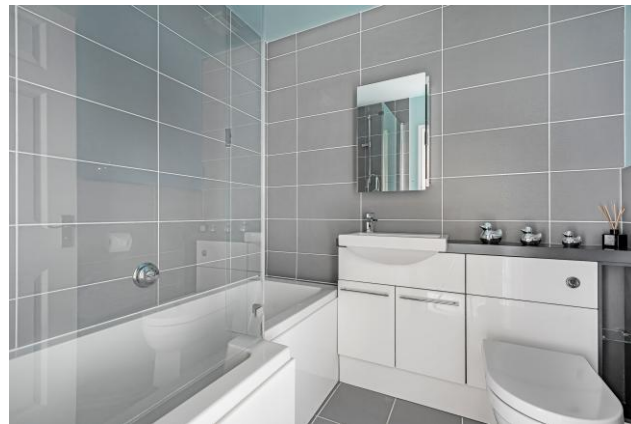
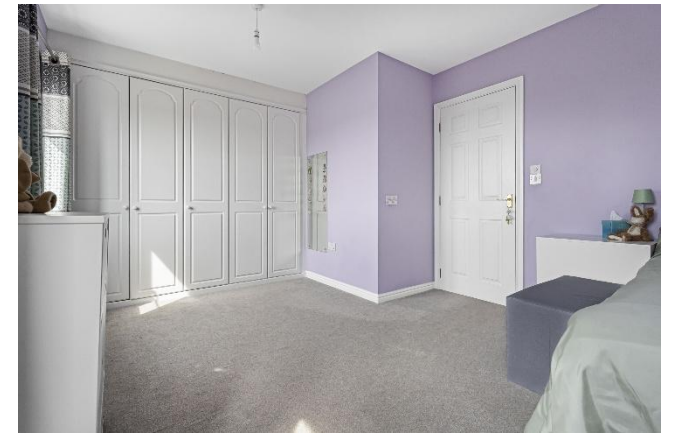
Council Tax - Band D **EPC** C (76/84)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7277



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.





**Approximate Gross Internal Area 1531 sq ft - 141 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 468 sq ft – 43 sq m

Second Floor Area 468 sq ft – 43 sq m

Garage Area 151 sq ft – 14 sq m

Outbuilding Area 81 sq ft – 8 sq m

