



Cambridge Road, Ely, Cambridgeshire CB7 4HL

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Pocock + Shaw

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A truly exceptional bay fronted four bedroom detached residence boasting superb living areas, premium finishes and a delightful garden set in a prime city location which combines convenience, charm, generous parking and a garage.

- Entrance Hall & Downstairs Cloakroom
- Living Room/Study
- Open Plan Kitchen/Dining/Family Room
- Gallery Landing
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Off Road Parking & Garage
- Delightful Rear Garden
- Prime City Location

Guide Price: £895,000



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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL A welcoming entrance hall with solid oak flooring and a staircase rising to the first floor. Beneath the stairs is a useful storage cupboard, and there is also a separate cloaks cupboard. An entrance door with a stained and lead light glazed inset adds charm and character.

DOWNSTAIRS CLOAKROOM Fitted with a low-level WC and wash hand basin. Double glazed window to side aspect.

LIVING ROOM/STUDY 25'3" x 11'11" (7.70 m x 3.64 m) A generously proportioned living space, ideal for relaxing or entertaining. The stained-glass bay window is a great source of natural light, and there's ample room for both lounge and reading areas including working from home. Feature fireplace with gas stove. Built in shelving, cupboard, and media cupboard.

SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM 30'11" x 14'7" (9.42 m x 4.45 m) An exceptional, light-filled space featuring solid oak flooring throughout and a striking vaulted ceiling with Velux roof windows and recessed downlighters. Two sets of three-leaf bifold doors open onto a rear terrace which seamlessly connects indoor and outdoor living on the same level.

The kitchen area is beautifully appointed with a stylish range of high-gloss, soft-close wall and base units, complemented by natural granite worktops, matching upstands, and an inset sink unit.

Integrated appliances include:

- Fridge & freezer
- Washing machine & tumble dryer
- Dishwasher
- Four-ring induction hob with an AEG stainless steel and glass extractor hood
- Double oven/grill and Microwave

Additional features include CAT5 wiring, in ceiling speakers with wiring for surround sound, three upright radiators, an exposed brick feature wall, and a gas-fired boiler serving the central heating and hot water systems.

With solid oak flooring throughout this fabulous room has a vaulted ceiling with Velux windows and downlighters whilst two sets of three leaf bi-fold doors lead to the rear terrace.

FIRST FLOOR GALLERIED LANDING with window to side and radiator.

PRINCIPAL BEDROOM 14'4" x 9'9" (4.38 m x 2.98 m) With window to rear. Radiator, CAT5 wiring and door to:-

ENSUITE BATHROOM with double glazed arch window to front. Stunning five piece suite in white comprising a panel enclosed bath with the central flush fitted mixer taps. Twin wash hand basins with mixer taps, WC with concealed flush unit and separate shower cubicle. Recessed shelving, upright radiator and downlighters to ceiling.

BEDROOM TWO 11'11" x 10'11" (3.64 m x 3.34 m) With double glazed window to front. Radiator. Stripped and varnished floorboards. Built in shelving. View of Ely Cathedral.

BEDROOM THREE 11'0" x 8'2" (3.36 m x 2.50 m) With double glazed window to rear. Radiator. Built-in airing cupboard with linen shelf.



BEDROOM FOUR 7'10" x 7'7" (2.38 m x 2.32 m) With double glazed window to front. Radiator. Stripped and varnished floorboards.

BATHROOM Suite in white comprising wood panel enclosed bath with mixer tap, hand shower attachment and separate shower unit over. Pedestal wash hand basin, close coupled WC. Fully tiled walls, radiator and wood effect flooring.

EXTERIOR The property is set back from the road behind a good sized frontage which is predominantly block paved in a herringbone style pattern providing hardstanding for numerous vehicles. There is an adjacent gravelled bed and a retaining brick wall cast iron railings to the front.

GARAGE with an electric up and over door, power, light and utility area with wall and base units and an inset sink unit.

REAR GARDEN This is a particular feature of the property. It consists of a composite timber style deck terrace which is directly accessed from the house via bi-fold doors, beyond which it is predominantly lawn with a gravel and landscaped seating area with lighting to the rear. Timber panel fencing, pleached trees, an enclosed storage/shed area with power and lighting and mature apple tree.



Tenure - The property is Freehold

Council Tax - Band D **EPC** D (60/72)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-7339

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.





