



Tudor Lodge, Pymoor Lane, Pymoor, Ely, CB6 2EF

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A recently modernised four/five double bedroom detached home situated on a generous plot with ample parking, double garage and a good size rear garden. Located in the rural setting of Pymoor.

- Entrance Hall & Downstairs Cloakroom
- Dual Aspect Living Room
- Conservatory
- Kitchen/Dining Room
- Office & Utility Area
- Four Double Bedrooms (One with En-Suite)
- Family Bathroom
- Good Size Gardens
- Double Garage and Ample Parking
- Rural Setting

Guide Price: £795,000



PYMOOR is situated approximately 6 miles North-West of the Cathedral City of Ely and approximately 21 miles North of Cambridge. Village amenities are situated at nearby Little Downham (2 miles) with a full range of shopping, sporting and domestic facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

ENTRANCE PORCH With entrance door, wood flooring and radiator, opening to:-

RECEPTION HALL With double doors to Kitchen and double doors opening to Sitting room, wall mounted thermostat, radiator, laminate flooring and staircase rising to first floor.

DUAL ASPECT LIVING ROOM 23'4" x 14'1" (7.12 m x 4.30 m) With double glazed box bay window to front aspect with feature seating in bay and double glazed sliding doors opening to Conservatory. Open fire with attractive surround and hearth, laminate flooring and two radiators.

CONSERVATORY 9'4" x 9'4" (2.85 m x 2.85 m) With polycarbonate roof and double glazed windows and doors. Laminate flooring.

OFFICE 13'3" x 9'3" (4.04 m x 2.81 m) With double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM 30'9" x 11'7" (9.37 m x 3.52 m) Recently fitted with a high range of wall and base units, full length with quartz work surfaces and quartz splashbacks and inset single sink unit with mixer tap. Four ring electric induction hood with extractor canopy over and two built-in ovens. Double glazed window to front aspect, wine cooler, space for American style fridge freezer, radiator and wood flooring through to:-

DINING AREA With double glazed patio doors opening to the rear. Radiator.

UTILITY AREA 11'7" x 5'11" (3.52 m x 1.81 m) With patio door opening to front aspect. Fitted with a range of wall and base units, work surfaces over and inset single stainless steel sink unit with mixer tap. Radiator, plumbing for washing machine, space for tumble dryer, wood flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, tiled surrounds and wood flooring.

FIRST FLOOR LANDING With double glazed window to front aspect. Access to loft, sunken spotlights and radiator.

BEDROOM ONE 15'11" x 14'2" (4.86 m x 4.33 m) With double glazed window to rear aspect. Fitted with double wardrobes having overhead storage and hanging space, built-in dressing table with drawers, air conditioning, radiator and wood flooring opening to:-

EN-SUITE SHOWER ROOM Recently fitted with a three piece suite comprising low level WC, wash hand basin and double shower. Fully tiled surrounds, extractor fan and shaver point. Opaque double glazed window to front aspect.

BEDROOM TWO 12'5" x 11'10" (3.78 m x 3.60 m) With double glazed window to rear aspect, built-in mirrored sliding door double wardrobe with overhead storage and hanging space. Radiator and wood flooring.

BEDROOM THREE 11'8" x 10'5" (3.55 m x 3.18 m) With double glazed window to front aspect, built-in double wardrobes with sliding doors and built-in wall units. Radiator and wood flooring.

BEDROOM FOUR With double glazed window to rear aspect. Fitted three door wardrobes with overhead storage and hanging space. Radiator and wood flooring.

FAMILY BATHROOM 13'3" x 9'3" (4.05 m x 2.81 m) Fitted with a four piece suite comprising low level WC, twin wash hand basins, bath and double shower. Opaque double glazed window to front aspect, tiled surrounds and flooring.

AGENTS NOTE There is electric underfloor heating in the Bathroom, En-suite, Hallway and Kitchen.



EXTERIOR The property is approached via gated access which in turn leads to the ample block paved parking for several vehicles. Double garage to the side of the property. Wrought iron fencing separates the front and rear garden. The front is mainly laid to lawn with pathway to the rear. The rear garden has recently had new fencing and is mainly laid to lawn with feature plant and shrub borders. There is a large patio area directly from the property which is ideal for outdoor entertaining. Vegetable patch and wooden shed. Outside outbuilding - ideal for office / playroom, currently use for storage with built-in shelving.

DOUBLE GARAGE 17'7" x 16'10" (5.37 m x 5.13 m) With remote controlled rolling double doors, access to loft, power and lighting.

Tenure - The property is Freehold

Council Tax - Band F **EPC** D (57/69)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7449



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 2420 sq ft - 225 sq m
(Including Garage)
Ground Floor Area 1491 sq ft - 139 sq m
First Floor Area 929 sq ft - 86 sq m



PINK PLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.

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