



Drury Lane, Wicken, Ely, Cambridgeshire CB7 5XY

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A particularly spacious and well-appointed three bedroom, two bathroom detached bungalow, complemented by a delightful established rear garden, garage and generous driveway parking. No upward chain.

- Detached Bungalow
- Three Double Bedrooms (One with En-Suite)
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Conservatory/Garden Room
- Utility Room & Cloakroom
- Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £475,000



WICKEN is a charming village with very little modern development, many of the properties being of older style and character. It is conveniently situated for Ely (9 miles), Newmarket and Cambridge. The well-known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust.

ENTRANCE HALL PVCu entrance door with leaded light style insets and window to side. Radiator, hatch to roof space, access to linen cupboard with hot water cylinder and shelves, door through to:-

SITTING ROOM 19'1" x 13'7" (5.81 m x 4.15 m) With window to front. Feature fireplace with tiled hearth, wooden plinths and shelves either side. Radiator. Door with glazed insets through to:-

DINING ROOM 16'11" x 9'3" (5.15 m x 2.82 m) With double glazed sliding patio doors to garden room. Radiator. Door through to:-

INNER HALL With exterior door to side, radiator and hatch to roof space. Doors to kitchen and utility room.

KITCHEN/BREAKFAST ROOM 15'9" x 12'2" (4.81 m x 3.70 m) Dual aspect room with double glazed windows to rear and side. Door to conservatory/ garden room. Comprehensively fitted with a matching range of wall and base units with drawers and work surfaces over, tiled splashbacks and inset double sink unit with mixer tap. Recess for cooker with extractor hood over. Plumbing for dishwasher and ceramic tiled floor.

UTILITY ROOM 9'5" x 5'6" (2.87 m x 1.68 m) With window to side. Floor mounted oil fired boiler serving the central heating and hot water systems. Wall and base units with inset sink unit and adjacent work surface, below which is plumbing and space for an automatic washing machine. Tiled splashbacks.

CONSERVATORY/GARDEN ROOM 14'10" x 9'1" (4.51 m x 2.76 m) Double glazed construction under polycarbonate roof with sliding doors to the rear garden. Radiator. Door to:-

CLOAKROOM Coloured suite comprising wash hand basin with tiled splashbacks and WC. Tiled floor.

PRINCIPAL BEDROOM ONE 15'3" x 13'7" (4.66 m x 4.15 m) With double glazed sliding patio doors to the rear garden. Fitted furniture to one wall comprising three wardrobes either side of a central kneehole dressing table with adjacent cupboards and drawers. Radiator. Door to: -

EN-SUITE SHOWER ROOM With double glazed window to rear. Suite in white comprising full width (1.6 m) walk in shower with aqua boarding. Vanity unit with a wash hand basin over and WC. Radiator and separate radiator/towel rail.

BEDROOM TWO 10'3" x 8'9" (3.12 m x 2.67 m) With double glazed window to front. Fitted furniture comprising three wardrobe cupboards with bedside tables and further overhead storage.

BEDROOM THREE 10'3" x 8'10" (3.12 m x 2.68 m) With window front. Radiator.

BATHROOM Modern suite in white comprising panel enclosed bath with mixer taps and shower unit over, vanity unit with both an inset WC and wash hand basin. Towel rail/radiator.

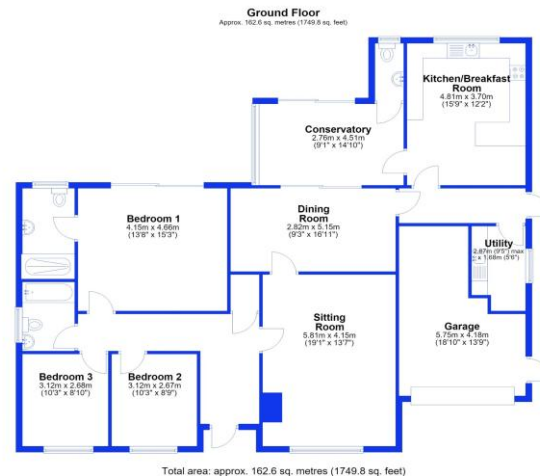
EXTERIOR The property is set back from the Lane behind a frontage which provides hard standing for several vehicles. There is also an adjacent garage which is L-shaped and measures 5.75m (L) x 4.18m narrowing to 2.34m (W). The rear garden is a particular feature of the property and consists of a paved patio from the house beyond which is predominantly laid to lawn. There are also several trees and a variety of shrubs/perennials.

Tenure	The property is Freehold
Council Tax	Band E EPC To Follow

Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
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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. (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.