



**Lynton Close, Ely, Cambridgeshire CB6 1DJ**

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## Lynton Close, Ely, Cambridgeshire CB6 1DJ

A superb, detached family home situated within a prestigious Ely location and benefiting from no upward chain. Accommodation expanding in excess of 2600 sq ft includes a wonderful open plan kitchen family room leading to a landscaped garden, 5 bedrooms, 3 further receptions rooms, 2 family bathrooms & 1 en-suite. Viewing highly recommended.

- Three Storey Detached Home
- Five Bedrooms (Two with En-Suites)
- Stunning Extended Kitchen/Dining/Family Room
- Lounge & Study
- Attractive Landscaped Rear Garden with Insulated Outbuilding
- Driveway Parking & Garage
- Cul-De-Sac Location
- Within Walking Distance of City Centre

**Guide Price: £869,000**



**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 door to front aspect, staircase rising to first floor with useful understairs storage cupboard, cloaks cupboard with radiator, tiled floor and radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a low level WC and vanity unit with oak top and inset wash hand basin. Cupboard housing water softener, double glazed window to side aspect.

**LOUNGE** 18'10" x 18'5" (5.75 m x 5.62 m) With two large picture windows to front aspect and further double glazed windows to side, feature curved fireplace with gas stove, four radiators.

**STUDY** with double glazed window to side aspect, fitted cupboards and desk, engineered oak flooring, radiator.

**STUNNING KITCHEN/DINING ROOM** 18'10" x 18'6" (5.75 m x 5.64 m) maximum measurements. Within the kitchen there is a wide range of high quality storage units and drawers with marble work surfaces with pop-up sockets and undermounted sink with instant boiling water and filtered water tap. Integrated appliances to include two Neff electric ovens including a steam oven and combination microwave oven, Neff induction hob with built-in extractor, dishwasher, wine and beer fridge and full height fridge. Porcelain tiled floor with under floor heating, double glazed window to side aspect. Sonos sound system arranged over three zones with Bowers & Wilkin ceiling speakers together with a multi-setting bespoke Lutron lighting system (extended to the garden). The kitchen flows into the dining/family area.

**FAMILY ROOM** 19'3" x 18'0" (5.86 m x 5.48 m) with a feature part-glazed ceiling and a wall of triple glazed sliding doors opening onto the garden and porcelain paved terrace. Within the sitting area there is a Gyro Focus pivot fireplace, television mount and porcelain flooring with under floor heating.

**UTILITY ROOM** 8'9" x 8'5" (2.66 m x 2.56 m) with a range of contemporary storage units, built-in Miele tumble drier and further appliance space, built-in full height freezer, wall mounted gas central heating boiler, door to garage, radiator.

**HOBBY ROOM** 10'8" x 9'1" (3.24 m x 2.76 m) with a range of storage units and work surfaces, further floor-to-ceiling cupboards, deep sink unit, Sonos sound system, part glazed ceiling and triple glazed door to rear garden, under floor heating.

**FIRST FLOOR LANDING** with engineered oak flooring, staircase rising to second floor, Velux window, radiator.

**BEDROOM TWO** 14'6" x 14'3" (4.43 m x 4.34 m) with two double glazed windows to rear aspect, built-in wardrobe, engineered oak flooring, two radiators. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with shower cubicle, wall hung vanity unit with wash hand basin, low level WC, double glazed window to side aspect, heated towel rail.

**BEDROOM THREE** 14'6" x 12'9" (4.43 m x 3.88 m) with double glazed window to rear aspect, engineered oak flooring, CAT 6 wiring, radiator.

**BEDROOM FOUR** 12'7" x 10'11" (3.83 m x 3.33 m) With two Velux windows and double glazed window to front aspect, engineered oak flooring, built-in wardrobe, radiator,

**BEDROOM FIVE** 12'2" x 8'1" (3.70 m x 2.47 m) Currently used as a dressing room with a range of fitted wardrobes, engineered oak flooring, double glazed window to front aspect with Cathedral views, radiator.

**SHOWER ROOM** with large walk-in shower, low level WC, wash hand basin, double glazed window to front aspect, heated towel rail.

**SECOND FLOOR LANDING** with Velux window, cupboard with access to loft and walk-in airing cupboard with hot water cylinder, radiator.

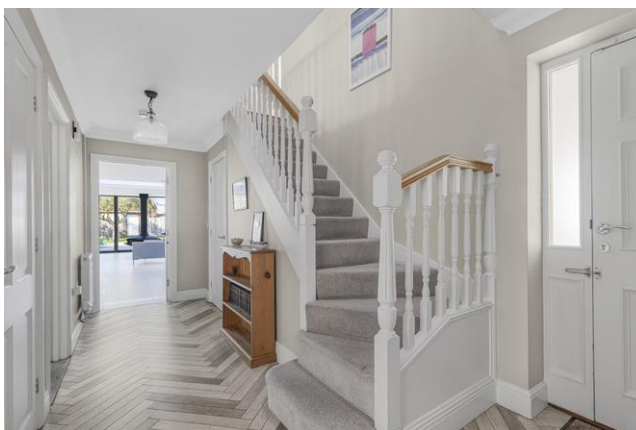
**BEDROOM ONE** 13'0" x 12'9" (3.96 m x 3.88 m) with Velux window to front aspect giving an attractive view between neighbouring properties of Ely Cathedral, double glazed window to rear aspect, eaves access points and two radiators.

**EN-SUITE BATHROOM** Refitted with suite comprising low level WC, two drawer wall hung vanity unit with wash hand basin, panelled bath, separate shower, Velux window, heated towel rail.



**EXTERIOR** To the front of the property there is an extensive driveway providing ample off street parking which in turn leads to a garage with electric door, power and light connected and door into the property. To the rear there is a most attractive landscaped garden which consists of an extensive paved porcelain terrace leading onto a lawn with established and well stocked borders. To the rear of the garden there is a recently constructed and insulated outbuilding measuring 19' x 15' (5.80m x 4.57m) which offers versatile use such as a workshop, games room/studio or home office.

**AGENTS NOTE** Lynton Close is an unadopted no through road.



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.

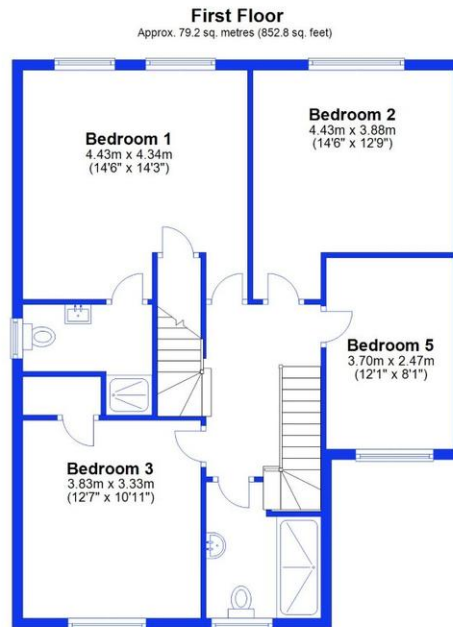
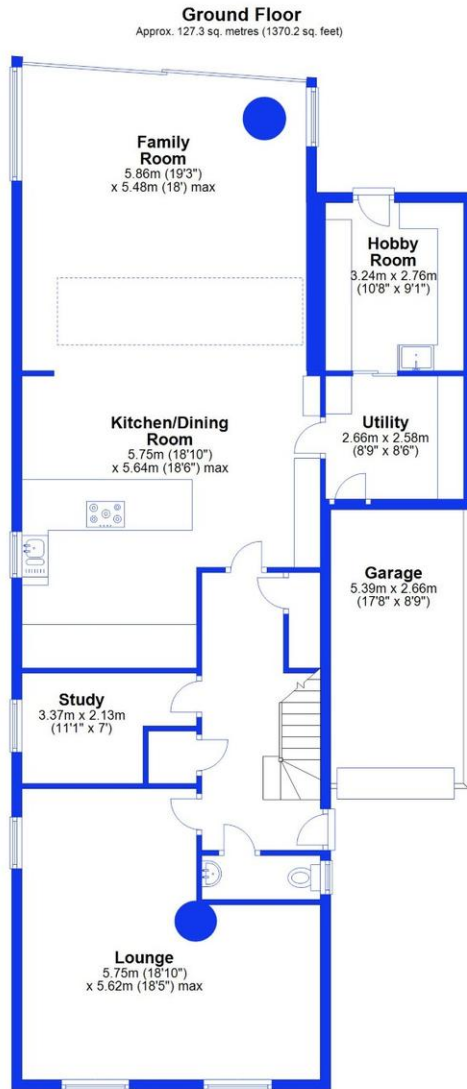


**Tenure** - The property is Freehold

**Council Tax** - Band F      **EPC C** (72/77)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref**                      MJW-7310



Total area: approx. 242.0 sq. metres (2605.2 sq. feet)