



**Alexander Chase, Ely CB6 3SN**

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## Alexander Chase, Ely, CB6 3SN

A beautifully presented four bedroom link detached family home with three reception rooms and double garage, situated in a much sought after established development near to St Johns School.

- Beautifully Presented Throughout
- Three Reception Rooms
- Entrance Hall and Inner Hallway
- Kitchen/Breakfast Room
- Dining Room and Living Room
- Study and Downstairs Cloakroom
- Four Bedrooms, One with Ensuite
- Family Bathroom
- Enclosed Rear Garden
- Paved Off-Road Parking
- Double Garage with Walk-In Store Room

**Guide Price: £650,000**



**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 LOBBY** Entrance door leading to entrance lobby with laminate flooring, single radiator and door leading to inner hallway.

**INNER HALL** Stairs leading to first floor, single radiator and wall mounted thermostat.

**LIVING ROOM** 16'4" x 13'1" (4.98 m x 4.00 m) With UPVc glazed window to front aspect, double radiator and laminate flooring. Featuring a coal effect gas fire with surround and double doors leading to:-

**DINING ROOM** 13'3" x 12'9" (4.04 m x 3.89 m) With UPVc Bay window to rear aspect and patio doors opening to the rear garden. Double radiator and wood flooring,

**STUDY** 9'3" x 6'9" (2.83 m x 2.06 m) With UPVc glazed window to front aspect, single radiator.

**KITCHEN/BREAKFAST ROOM** 12'8" x 10'11" (3.85 m x 3.33 m) Fitted with an attractive range of shaker-style base and wall units with solid work surface over, 1 and a half butler style ceramic sink with mixer tap and built-in dishwasher. Four-ring electric hob with extractor canopy over, built-in fridge freezer and Hotpoint oven/grill. Two UPVc glazed windows to rear aspect. Ceramic tiled flooring, double radiator.

**UTILITY ROOM** With UPVc door opening to the rear garden. Fitted with a range of base and wall units and solid worktop space over, tiled splashback and plumbing/space for a washing machine and tumble dryer. Further built-in storage cupboard with hanging rails. Ceramic tiled flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two-piece suite comprising wash-hand basin and low level WC. Tiled splashback and single radiator.

**FIRST FLOOR LANDING** With UPVc glazed window to front aspect, access to loft, which is partially boarded, with drop down ladder. Built-in double airing cupboard with slatted shelving

**BEDROOM ONE** 17'0" x 14'10" (5.19m x 4.52 m) Boasting a 6 door built in wardrobe with over-head storage, shelves and hanging space. UPVc glazed window to rear aspect, 2x single radiator.

**EN-SUITE** Fitted with a three-piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashback. Opaque UPVC window to rear aspect, ceramic tiled flooring, shaving point and single radiator.

**BEDROOM TWO** 12'10" x 11'4" (3.90 m x 3.45 m) UPVc window to front aspect, single radiator and built-in five door wardrobe with overhead storage and hanging space.

**BEDROOM THREE** 11'1" x 10'11" (3.38 m x 3.33 m) With UPVc window to rear aspect and single radiator.

**BEDROOM FOUR** 11'8" x 6'8" (3.56 m x 2.04 m) With UPVc window to front aspect and single radiator.

**FAMILY BATHROOM** Fitted with a four-piece suite comprising a low level WC, wash hand basin, single shower cubicle with tiled splash back and bath with shower attachment over, tiled surround. Opaque UPVc window to front aspect, double radiator, shaving point and ceramic tiled flooring.



**EXTERIOR** Outside to the front of the property, the garden has been landscaped including a variety of plant and shrub borders. Block-paved driveway to allow off-road parking for one vehicle to the left elevation and further parking in front of the attached double garage to the right.

To the rear of the property, the garden has been beautifully landscaped by the current owners, is mainly laid to lawn and offers a good level of privacy with a variety of plant and shrub borders. Featuring a raised patio area with pergola which is perfect for enjoying the sun and entertaining. A pathway which in turn leads directly behind the kitchen, a further sitting area and door leading to the utility. Behind the garage is a further block paved patio area should more parking spaces be required. Outside tap and light vent.

**GARAGE** 17'3" x 16'6" (5.27 m x 5.03 m) Attached double garage with electric rolling doors to front aspect. Double gated access leads you to the rear garden which allows further off-road and secure parking if required. Walk-in storage room, power and lighting.

**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** TBC

**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)

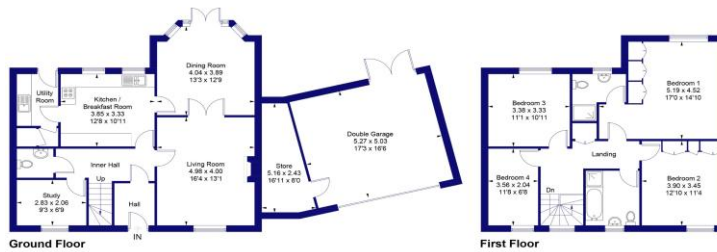
**Ref** MJW-7468





**63 Alexander Chase Ely**

Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft



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.