



Goodwin Grove, Ely, Cambridgeshire CB6 1TD

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A well-proportioned four bedroom, three reception room, detached property with double garage and no upward chain, which lies in a convenient position around a mile from the City centre.

- Detached Family Home
- Sitting Room, Dining Room & Study
- Kitchen & Utility Room
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Family Shower Room
- Driveway & Double Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £430,000



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 Entrance door with glazed insets and two windows to front. Staircase rising to first floor, radiator and double doors to:-

SITTING ROOM 16'0" x 10'5" (4.87 m x 3.17 m) Double glazed window to rear and double glazed double doors to side. Fireplace with gas fire (not tested), marble effect hearth, matching insets and timber effect surround. Radiator.

DINING ROOM 12'4" x 9'7" (3.75 m x 2.93 m) With double glazed window to front. Radiator. Door to:-

KITCHEN 13'4" x 7'10" (4.07 m x 2.40 m) With double glazed window to rear. Comprehensively fitted with a matching range of wall and base units with natural finish doors, work surfaces and tiled splashbacks over. Inset one and a third single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, radiator and a wall mounted gas boiler serving the central heating and hot water systems. Integrated cooking appliances include an electric double oven/grill and four ring halogen hob with extractor hood over.

UTILITY ROOM 9'7" x 4'10" (2.92 m x 1.47 m) With double glazed window and PVCu door to side with glazed inset to exterior. Base unit matching with kitchen with a matching work surface and inset single drainer sink unit. Plumbing for automatic washing machine and radiator.

STUDY 8'8" x 6'10" (2.63 m x 2.08 m) With double glazed window to front. Radiator.

CLOAKROOM With double glazed window to side. Colour suite comprising WC and wash hand basin, tiled surrounds to dado height and radiator.

FIRST FLOOR LANDING With hatch to roof space. Cupboard housing factory lagged hot water cylinder with linen shelf above.

PRINCIPAL BEDROOM 12'8" x 11'4" (3.85 m x 3.46 m) With double glazed window. Fitted furniture comprising two doubles and one single wardrobe to one wall opposite to which are wardrobes and bedside tables either side of a bed recess with high-level storage cupboards. Radiator. Door to:-

EN-SUITE SHOWER ROOM With double glazed window to rear and coloured suite comprising pedestal wash hand basin and WC. Tiled shower cubicle and radiator.

BEDROOM TWO 12'7" x 7'8" (4.38 m x 2.32 m) With two double wardrobes either side of a single with a mirrored door. Double glazed window to front and radiator.

BEDROOM THREE 9'7" x 11'4" (2.93 m x 3.45 m) (+ door recess) With double glazed window front. Radiator.

BEDROOM FOUR 10'0" x 6'7" (3.05 m x 2.01 m) With double glazed window to rear. Radiator.

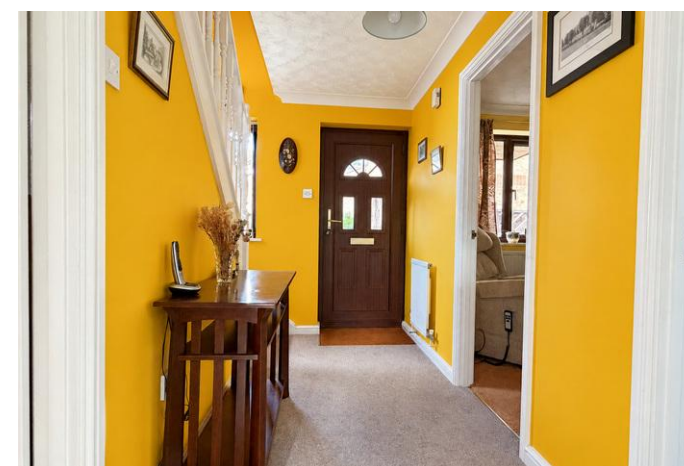
SHOWER ROOM With double glazed window to rear. Formally a bathroom but now with a full width (1.65 m) walk in shower with a fixed overhead drencher and a mermaid board surround. Hand basin, WC, tiled surrounds and radiator.

EXTERIOR The property lies at the very end of the Close to the right hand side when you drive in. The property is set back behind a mainly gravelled frontage with a herringbone effect blocked pathway to the front door. Adjacent to this is a matching style driveway providing off street parking which in turn leads to a double garage with twin doors, one roller which is electric and one manual.

REAR GARDEN Extending to one side, the rear garden has been designed with low maintenance in mind. From the double doors in the sitting room, there is a block paved terrace beyond which are further paved and gravelled areas. Outside tap.

Tenure The property is Freehold
Council Tax Band D **EPC** To Follow
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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. 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.