



Cherry Drive, Ely, Cambridgeshire CB6 2FP

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A stunning four/five bedroom family home, ideal for multi-generational living or for working from home. Built to the 'Magnus' design by Hopkins Homes this property is neatly situated with no road to the front and close to local schools.

- Three-Storey Family Home
- Quiet Cul-De-Sac Location
- Two Reception Rooms
- Kitchen / Dining Area
- Four/Five Bedrooms
- Principal Bedroom With En-Suite
- Family Bathroom
- Downstairs Shower Room
- Rear Enclosed Garden
- Attached Garage & Off-Road Parking
- NHBC Warranty – 6 Years Remaining

Guide Price: £575,000



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.

EXTRANCE Entrance door leading to entrance hallway, stairs leading to first floor. Two bespoke storage cupboards, laminate flooring and single radiator. Door leading to:-

BEDROOM FOUR/STUDY 10'3" x 9'7" (3.12 m x 2.92 m) With double glazed window to front aspect. Built-in wooden shutters, single radiator and wall mounted fuse box.

FAMILY ROOM/BEDROOM FIVE 13'11" x 9'7" (4.25 m x 2.92 m) With patio doors opening to rear garden. Single radiator.

UTILITY ROOM 10'3" x 7'0" (3.12 m x 2.14 m) Fitted with a range of base units with work top and a stainless steel sink. Wall mounted Ideal combi boiler, space for tumble dryer, space for fridge freezer and plumbing for washing machine. Single radiator. Door leading to rear garden.

DOWNSTAIRS SHOWER ROOM Fitted with a three piece suite, low-level W/C and wash hand basin. Double walk-in shower with tiled splash back, extractor fan, shaving point, single radiator and vinyl flooring.

FIRST FLOOR LANDING With single radiator and wood panelling, storage cupboard and built in shelving.

LIVING ROOM 16'11" x 16'11" (5.16 m x 5.15 m) Open plan area with two double glazed windows to rear aspect, three radiators. Double doors leading to dining room.

FAMILY ROOM 11'1" x 9'11" (3.39 m x 3.03 m) With double glazed window to front aspect, bespoke built in cabinets with stylish archway displays and two radiators.

DINING AREA 16'11" x 10'3" (5.15 m x 3.12 m) With two double glazed windows to front aspect. Single radiator, Karndean flooring which continues into:-

KITCHEN 13'6" x 9'11" (4.11 m x 3.03 m) Featuring a stylish dark blue shaker-style kitchen with base and wall units and laminate work tops. Tiled splashbacks and a four ring Neff gas hob with extractor canopy. Fitted with a built in double oven, dishwasher, fridge/freezer and 1 1/2 stainless steel sink unit with mixer tap over. Double glazed window to front aspect.

SECOND FLOOR LANDING Featuring panelled walls, two built in storage cupboards and single radiator. Access to loft.

PRINCIPAL BEDROOM 14'9" x 10'3" (4.49 m x 3.12 m) With double glazed window to front aspect. Double wardrobes with over-head hanging space. Single radiator.

EN-SUITE Comprising a three piece suite with wash hand basin, low level WC and single shower cubicle with tiled splashbacks. Extractor fan, shaver point, single radiator and vinyl flooring.

BEDROOM TWO 16'11" x 9'2" (5.15 m x 2.79 m) With double glazed window to rear aspect. Built in double wardrobes with over head storage and hanging space. Single radiator.

BEDROOM THREE 14'5" x 9'11" (4.40 m x 3.03 m) With Velux windows to rear aspect and window to front aspect. Single radiator and half panelled walls.

FAMILY BATHROOM Three piece suite comprising a low level WC, wash hand basin, bath and tiled splashbacks. Double radiator, shaver point and vinyl flooring.



EXTERIOR The property is situated on a private cul-de-sac overlooking a wild-reef stream area to the front. The rear of the property is enclosed, which has been recently landscaped, with a limestone paved patio area directly behind the property and a pathway leading to a further limestone paved patio area placed at the end of the garden. Featuring raised plant and scrub borders and an outside tap. The driveway is approached via the back of Cherry Drive, which allows for off-road parking for two cars leading to the:-

ATTACHED SINGLE GARAGE With up and over door. (Could also be converted subject to usual consents)



Tenure - The property is Freehold

Council Tax - Band E

EPC B (86/92)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7393



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.





The Magnus

Day Room	4.251m x 2.918m	13'11" x 9'7"	Living Room	5.161m x 5.150m	16'11" x 16'11"
Utility	3.116m x 2.138m	10'2" x 7'0"	Family Room	3.396m x 3.025m	11'2" x 9'11"
Study	3.115m x 2.918m	10'2" x 9'7"	Master Bedroom	4.492m x 3.117m	14'9" x 10'3"
Kitchen	4.107m x 3.025m	13'6" x 9'11"	Bedroom 2	5.150m x 2.788m	16'11" x 9'2"
Dining Room	5.150m x 3.116m	16'11" x 10'3"	Bedroom 3	4.402m x 3.025m	14'5" x 9'11"