



**Alexander Chase, Ely, Cambridgeshire CB6 3SN**

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## Alexander Chase, Ely, Cambridgeshire CB6 3SN

A well-presented and spacious five bedroom link detached family residence located in this popular residential development within close proximity of St. Johns School.

- Link Detached Family Home
- Entrance Hall & Downstairs Cloakroom
- Dual Aspect Living Room
- Kitchen / Dining Room
- Five Bedrooms (Two with En-Suites)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Popular Residential Development

**Guide Price: £550,000**



**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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

**ENTRANCE HALL** with entrance door to front aspect, staircase rising to first floor, bespoke built-in understair storage cupboard, radiator, Karndean flooring.

**LIVING ROOM** 21'8" x 10'10" (6.60 m x 3.30 m) Dual aspect room with double glazed windows to front and double glazed French doors to rear. Feature electric fire with an attractive surround, recently installed engineered wood flooring, two radiators.

**KITCHEN / DINING ROOM** 21'8" x 11'2" (6.60 m x 3.40 m) Dual aspect room with double glazed windows to front and double glazed French doors to rear. Recently fitted with a bespoke range of base and wall units with two pull out pantry cupboards, built-in appliances include two Neff ovens with hide and slide doors, coffee machine, microwave, four ring Neff induction hob with extractor canopy over, dishwasher and washing machine, inset stainless steel sink unit with mixer tap, built-in wine cooler, Karndean flooring which continues through to the Dining area, wall mounted fuse box and radiator.

**DOWNSTAIRS CLOAKROOM** with opaque double glazed window to rear. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Heated towel rail, Karndean flooring.

**FIRST FLOOR LANDING** with built-in airing cupboard housing the Megaflow water cylinder.

**PRINCIPAL BEDROOM** 11'6" x 10'6" (3.50 m x 3.20 m) with double glazed window to front, radiator, fitted furniture comprising two double wardrobes with overhead storage and hanging space, door to:-  
**EN-SUITE** Recently fitted with a fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and single shower cubicle. Shaver point, heated towel rail, double glazed window to front.

**BEDROOM TWO** 11'2" x 9'6" (3.40 m x 2.90 m) with double glazed window to front, radiator, fitted double wardrobe with overhead storage and hanging space, door to:-  
**EN-SUITE** Recently refitted with a fully tiled three piece comprising low level WC, vanity unit with inset wash hand basin and shower cubicle. Shaver point, heated towel rail, tiled flooring.

**BEDROOM THREE** 10'2" x 8'2" (3.10 m x 2.50 m) with double glazed window to front, radiator, fitted double wardrobe with overhead storage and hanging space.

**BEDROOM FOUR** 9'2" x 8'2" (2.80 m x 2.50 m) with double glazed window to rear, radiator. Loft access - the loft has been boarded and also with bespoke truss shelving.

**BEDROOM FIVE** 8'10" x 5'7" (2.70 m x 1.70 m) with double glazed to rear, radiator, Sharps fitted home office.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, vanity unit with inset twin wash hand basins and touch sensitive light above, walk-in shower with drencher head attachment over. Heated towel rail, ceramic tiled flooring.

**EXTERIOR** To the front of the property is a recently block paved driveway leading to off road parking which in turn leads to the car port and garage. Further block paved area in front of the house which is enclosed by brick wall and iron railings. Electric vehicle charging point in the car port. Gated access leads to the rear garden which offers an excellent level of privacy with lawned garden and patio area. To the side of the rear garden is a gravelled area ideal for outdoor entertaining.

**GARAGE** 16'9" x 8'10" (5.10 m x 2.70 m) with electric remote controlled roller door, power and lighting.

**Tenure** The property is Freehold

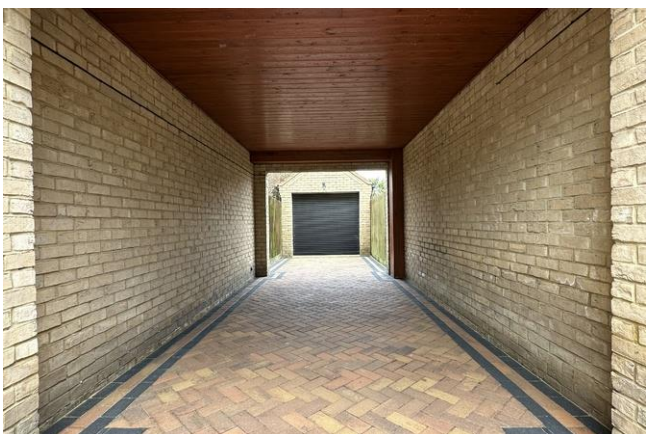
**Council Tax** Band D **EPC** D (60/84)

**Viewing** By Arrangement with Pocock & Shaw  
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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.