



**Prickwillow Road, Ely, Cambridgeshire CB7 4QR**

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## Prickwillow Road, Ely, Cambridgeshire CB7 4QR

A substantial detached family residence, believed to originally date back to the mid-19th century, and conveniently situated within a central City location boasting a plot of approximately 1/3 of an acre, with six bedrooms and five reception rooms. Viewing is highly recommended.

- Six Bedrooms & Three Bath/Shower Rooms
- Sitting Room, Living Room & Study
- Kitchen/Breakfast Room & Dining Room
- Conservatory
- Utility Room & Cloakroom
- Gardens Extending to Approx. 1/3 of an Acre
- Driveway, Carport & Off Road Parking
- Central City Location

**Guide Price: £1,300,000**





**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 takeaways. 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 door to front aspect, quarry tile flooring, staircase rising to first floor with under stairs storage cupboard, radiator.

**STUDY** 12'7" x 11'5" (3.84 m x 3.47 m) Sash bay window to front aspect with secondary glazing, fireplace (internally capped), radiator and two individual windows to side aspect.

**LIVING ROOM** 12'6" x 11'5" (3.81 m x 3.48 m) Sash bay window to front aspect with secondary glazing, feature open fireplace, radiator, two individual windows to side aspect.

**SITTING ROOM** 24'6" x 12'0" (7.46 m x 3.66 m) with two individual windows to side aspect, two radiators, door into hallway with two windows and door leading into kitchen.

**KITCHEN/BREAKFAST ROOM** 22'8" x 12'8" (6.92 m x 3.86 m) Fitted with a range of matching units, including wall mounted units, base units, drawers and inset single drainer sink unit. Space for Rangemaster style cooker with extractor hood above, central island with extended breakfast bar, integral dishwasher, two radiators, window to side aspect and tiled flooring.

**UTILITY ROOM** 9'0" x 4'8" (2.75 m x 1.43 m) with plumbing for utilities, double glazed window to rear aspect.

**DOWNSTAIRS CLOAKROOM** with low-level WC, pedestal wash hand basin, radiator, window to side aspect.

**INNER HALL** with two sets of double doors opening to courtyard, tiled flooring, two radiators, secondary staircase leading to first floor and principal bedroom.

**DINING ROOM** 16'5" x 13'11" (5.01 m x 4.24 m) with tiled flooring, two radiators, feature fireplace and bay window to courtyard.

**CONSERVATORY** 14'7" x 11'10" (4.45 m x 3.60 m) with underfloor heating, French doors opening onto patio, single door to side aspect, floor to ceiling double glazing and sky lantern.

**FIRST FLOOR LANDING TO FRONT** with sash window to front aspect, radiator and double glazed window to rear aspect. Access to bedrooms two, three, four and six.

**FIRST FLOOR LANDING TO REAR** with double glazed window to side aspect, access to boarded loft, access to principal bedroom and bedrooms five and four.

**PRINCIPAL BEDROOM SUITE** 21'7" x 16'6" (6.57 m x 5.02 m) with French doors and Juliette balcony having attractive garden views. Double glazed windows to rear and side aspects, two Velux windows, two radiators and **WALK-IN WARDROBE**.

**EN-SUITE** with tiled shower cubicle, two individual 'His n Her' hand wash basins, low-level WC, bidet, radiator and Velux window.

**BEDROOM TWO** 12'7" x 11'6" (3.84 m x 3.51 m) with double glazed sash windows to front aspect, individual hand wash basin, radiator.

**BEDROOM THREE** 12'7" x 11'5" (3.83 m x 3.49 m) with double glazed sash windows to front aspect, individual hand wash basin, loft access, radiator.

**BEDROOM SIX** 12'9" x 10'7" (3.89 m x 3.23 m) with double glazed window to side aspect, access to boarded loft, radiator.

**FAMILY BATHROOM** with freestanding roll top bath and shower attachment, low-level WC, pedestal wash hand basin, radiator, exposed timber flooring, part low level tiled walls, double glazed window to rear aspect.

**SHOWER ROOM** with shower cubicle, wash hand basin, heated towel rail.





**BEDROOM FOUR** 12'9" x 10'7" (3.89 m x 3.23 m) with double glazed window to side aspect, airing cupboard and storage cupboards, radiator and loft access.

Interconnecting room to **BEDROOM FIVE** 3.85m x 2.52m (12' 8" x 8'3") with window to side aspect and radiator.

**EXTERIOR** To the front of the property is an enclosed garden with low level brick wall and wrought iron railings and access leading to the front door. Established borders with a variety of plants and shrubs. Driveway and double gated access leads to the carport and hardstanding courtyard providing ample off-road vehicle parking. Carport also offers two storage rooms measuring 9'9" x 4'3" (2.97m x 1.30m) and 8'2" x 4'3" (2.5m x 1.3m).

The garden is approximately 1/3 of an acre with a substantial grass lawn, extensive array of mature plants and shrubs, established trees, patio extending to a gravelled area and benefits from timber **SUMMER HOUSE** 2.81m x 2.81m (9'3" x 9'3") with light and power connected.

A viewing is highly recommended to fully appreciate this most attractive garden nestled within a central City location.

**Tenure** - The property is Freehold

**Council Tax** - Band G

**EPC** E (54/76)

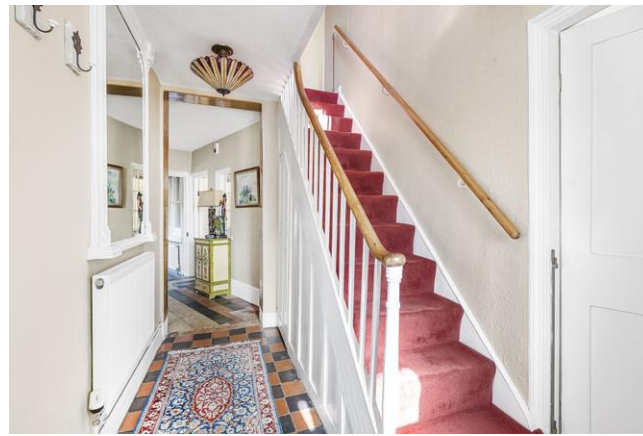
**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7124



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.







**Approximate Gross Internal Area 3086 sq ft - 287 sq m**

Ground Floor Area 1698 sq ft - 158 sq m

First Floor Area 1303 sq ft - 121 sq m

Outbuilding Area 85 sq ft - 8 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Pocock + Shaw**