



**Newington House, West Fen Road, Ely CB6 3AD**

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## Newington House, West Fen Road, Ely, Cambridgeshire, CB6 3AD

A stunning four double bedroom detached family home situation on a generous plot in a non-estate location approx. ten minutes' walk to the city centre, and close to the Lantern School, Ely College and the Isle of Ely Leisure Park.

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- FITTED KITCHEN
- STUDY
- PRINCIPAL BEDROOM WITH ENSUITE
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE
- GENEROUS GARDENS

**Guide Price: £675,000**





**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 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.

**ENTRANCE LOBBY** door leading to:

**HALL** With stairs leading to first floor, useful under stairs storage recess, spotlights, radiator and laminate flooring.

**LIVING ROOM** Dual aspect with windows to front and side aspect, radiator, laminate flooring and double doors leading to:

**DINING ROOM** Double patio doors opening to the rear, radiator, laminate flooring and door leading to hall.

**STUDY** Window to rear aspect, radiator and laminate flooring

**CLOAKROOM** Window to front aspect, two-piece suite comprising low level WC and wash hand basin, tiled splash back, radiator, laminate flooring.

**KITCHEN/BREAKFAST** Fitted with an attractive range of wall and base units and work surfaces over, tiled splash backs and sink with mixer tap. Gas hob with extractor canopy over, built in double oven, and further built in appliances including dishwasher and washing machine. Additional built-in units at the breakfast area. Laminate flooring, dual aspect with windows to front and side aspect and patio doors opening to the rear.

**LANDING**

**BEDROOM 1** Dual aspect with windows to front and side aspect, two built in double wardrobes with overhead storage and hanging space, radiator and door leading to:

**EN SUITE** With window to front aspect, fitted with a three-piece suite comprising of low-level WC, wash hand basin and double width shower, tiled splash back, shaving point, heated towel rail and tiled flooring.

**BEDROOM 2** Dual aspect with windows to front and side aspect, radiator and built in double wardrobe with overhead storage and hanging space.

**BEDROOM 3** Window to rear aspect, radiator, double wardrobe with overhead storage and hanging space.

**BEDROOM 4** Window to rear aspect, radiator

**BATHROOM** Fitted with a modern four-piece suite comprising a free-standing bath, vanity unit with WC and wash hand basin, corner shower cubicle, tiled splash backs, window to rear aspect, heated towel rail, tiled flooring.

**EXTERIOR** To the front is a large, gravelled driveway creating ample off-road parking which in turn leads to a detached double garage. Beyond this is a lawned area with path to the side leading to rear gated access.

The rear offers an excellent level of privacy and is fully enclosed by wood panelled fencing. Directly behind the property is a large patio area with feature raised bedding and steps leading down to the main garden which is laid to lawn. To the other side is a woodchipped area which would be ideal as a play area or a space for an outside office/studio (STP)

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** (73/83)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** PEO-7209







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.