



Hérons Close, Ely, Cambridgeshire CB6 3EF

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A beautifully presented and extended three bedroom detached home, set back from the road on a private cul-de-sac, with ample parking to the front & rear, double garage, outside office and a south facing enclosed rear garden. Close to the Isle of Ely Leisure Park.

- Detached Family Home
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Lounge & Dining Area
- Three Bedrooms & Bathroom
- Outside Office
- Facing Enclosed Rear Garden
- Double Garage & Ample Parking

Guide Price: £479,950



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, radiator, built-in storage cupboard, staircase rising to first floor.

OPEN PLAN KITCHEN / BREAKFAST ROOM 15'7" x 9'1" (4.75 m x 2.77 m) Fitted with a range of matching units including base units, wall mounted units and drawers, inset 1 1/4 ceramic sink unit and drainer, fitted double electric oven, 5-ring gas SMEG hob with extractor hood above, integral dishwasher and washing machine, space for freestanding fridge/freezer, space for freestanding wine fridge, radiator.

A dual aspect room with double glazed window to front and rear aspects, under stairs storage cupboard with shelving and radiator, engineered oak flooring, archway through to:

REAR LOBBY with door leading to rear garden.

DOWNSTAIRS CLOAKROOM with low level WC, wash hand basin, radiator, double glazed window to rear aspect, engineered oak flooring.

LOUNGE 15'7" x 12'7" (4.75 m x 3.84 m) with double glazed window to front aspect, radiator, feature multi-fuel burner, opening through to:-

DINING / FAMILY ROOM 14'2" x 11'6" (4.32 m x 3.51 m) with radiator and French doors opening to rear garden.

FIRST FLOOR LANDING with double glazed window to rear aspect.

BEDROOM ONE 12'8" x 12'8" (3.86 m x 3.86 m) with built-in wardrobes, double glazed window to front aspect, radiator, exposed wooden floorboards.

BEDROOM TWO 12'8" x 9'3" (3.86 m x 2.82 m) with built-in wardrobes, double glazed window to front aspect, radiator.

BEDROOM THREE 9'6" x 6'1" (2.90 m x 1.85 m) with double glazed window to rear aspect, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel bath with shower above, low level WC and vanity unit with inset wash hand basin. Radiator, tiled flooring, part tiled walls, double glazed window to rear aspect.

EXTERIOR To the front of the property you will find a gravelled driveway and gated access leading to an immaculately presented south facing rear garden with extensive paved patio area, lawn and mature borders with a variety of plants and shrubs. The garden also benefits from an oak framed covered seating area with pizza fired oven, purpose built home office being 11'8" x 9'2" with power and light connected and personnel door leading into a double garage. The GARAGE measures 19'9" x 17'8" with light and power connected and additional storage area included being 17' x 7'3". There is further parking to rear providing ample parking provision.

Tenure	The property is Freehold		
Council Tax	Band D	EPC	To follow
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7226		





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.