



Brooke Grove, Ely, Cambridgeshire CB6 3WT

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A beautifully presented four bedroom detached family home situated in an established modern development close to St. John's school and the Isle of Ely Leisure Park.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Fitted Kitchen
- Conservatory/Dining Room
- Four Bedrooms (En-Suite to Bedroom One)
- Family Bathroom
- Driveway Parking & Garage
- Landscaped Rear Garden

Guide Price: £465,000



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 entrance door, staircase rising to first floor, useful understairs storage cupboard, laminate stone effect flooring, radiator.

DUAL ASPECT SITTING ROOM 19'6" x 9'9" (5.95 m x 2.96 m) with double glazed windows to front and double glazed patio doors opening to rear. Two radiators, feature fire with attractive surround.

STUDY 10'0" x 8'6" (3.05 m x 2.58 m) with double glazed window to front aspect. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback. Extractor fan, heated towel rail.

KITCHEN 16'11" x 10'6" (5.15 m x 3.20 m) Updated and fitted with an attractive range of wall and base units with work surfaces over and inset single drainer sink unit with mixer tap. Range style cooker with five ring hob and extractor canopy over. Built-in appliances include dishwasher and fridge freezer. Breakfast island with further base units. Bi-fold cupboard housing plumbing for washing machine, space for tumble dryer and Baxi combi boiler. Radiator. Opening into:-

CONSERVATORY/DINING ROOM 14'3" x 10'4" (4.35 m x 3.15 m) with double glazed windows, doors and patio doors to rear garden. heat reflecting double glazed ceiling, laminate flooring and radiator.

FIRST FLOOR LANDING with access to loft, double glazed window to front aspect. Radiator.

BEDROOM ONE 13'3" x 9'6" (4.05 m x 2.90 m) with double glazed window to rear aspect. Fitted furniture including 1 and 1/2 wardrobes with overhead storage and hanging space. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM Updated and fitted with a fully tiled attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin and shower cubicle with drencher head over. Heated towel rail and ceramic tiled flooring.

BEDROOM TWO 10'6" x 10'0" (3.20 m x 3.05 m) with double glazed window to rear aspect and laminate flooring. Radiator.

BEDROOM THREE 10'0" x 8'10" (3.05 m x 2.70 m) with double glazed window to front aspect, laminate flooring, radiator.

BEDROOM FOUR 9'10" x 6'7" (3.00 m x 2.00 m) Currently in use a Study with double glazed window to front aspect, laminate flooring, radiator.

FAMILY BATHROOM Fitted with a fully tiled attractive three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Heated towel rail and double glazed window to rear aspect.

EXTERIOR The property has a landscaped front garden with adjacent driveway parking which in turn leads to the single garage with up and over door, power, lighting and personal door to rear garden.

The rear garden has been landscaped by the current owners to offer multiple outdoor seating areas with two patio areas, a covered gazebo area and lawned garden with feature plant and shrub borders.

Tenure The property is Freehold

Council Tax Band D **EPC** C (73/79)

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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.