



**Cambridge Road, Stretham, Ely, Cambridgeshire CB6 3LP**

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## Cambridge Road, Stretham, Ely, Cambridgeshire CB6 3LP

A well-presented four double bedroom detached family home situated on a generous plot with beautifully landscaped gardens and with easy access to both Cambridge and Ely.

- Entrance Lobby & Hallway
- Lounge, Dining Room & Garden Room/Conservatory
- Kitchen / Breakfast Room
- Four Double Bedrooms (One with En-Suite)
- Utility Room
- Downstairs Shower Room
- Family Bathroom
- Driveway Parking & Double Garage
- Beautifully Landscaped Gardens

**Guide Price: £565,000**



**STRETHAM** is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

**ENTRANCE LOBBY & HALLWAY** with entrance door into lobby, double glazed window to front aspect, radiator and parquet flooring. Inner door leading into hallway with staircase doglegging to first floor, under stair storage cupboard, radiator and double glazed window to front aspect.

**LOUNGE** 26'4" x 14'8" (8.03 m x 4.47 m) with double glazed window to front aspect and double glazed sliding patio doors to conservatory. Three radiators, feature Calor gas coal effect fire with brick hearth and surround. Double doors to dining room.

**GARDEN ROOM/CONSERVATORY** 14'4" x 8'8" (4.36 m x 2.63 m) with double glazed windows and doors, radiator, sunken spotlights and tiled flooring with underfloor heating.

**DINING ROOM** 14'1" x 11'4" (4.29 m x 3.45 m) with double glazed window to rear aspect, radiator and door to hallway and door to: -

**KITCHEN/BREAKFAST ROOM** 17'4" x 10'7" (5.28 m x 3.22 m) with double glazed window to rear aspect. Recently fitted with a matching range of wall and base shaker style units with work surfaces over, inset sink unit with mixer tap, four ring Neff electric hob with extractor canopy over, integrated double Neff oven, integrated fridge, plumbing for dishwasher, radiator and Amtico flooring continuing through to: -

**UTILITY ROOM** 10'7" x 10'4" (3.22 m x 3.14 m) with double glazed window and door to side aspect. Fitted with a matching range of shaker style base and wall units, feature glass splashback, plumbing for washing machine, spaces for tumble dryer and American size fridge freezer, floor mounted oil boiler serving central heating and hot water systems.

**DOWNSTAIRS SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Tiled splash backs, window to side aspect, radiator, Amtico flooring with underfloor heating.

**FIRST FLOOR GALLERY LANDING** with double glazed window to front aspect, radiator, double airing cupboard housing water cylinder with slatted shelves.

**BEDROOM ONE** 14'8" x 14'6" (4.47 m x 4.41 m) with double glazed window to rear aspect, radiator, built-in wardrobes to one wall, door into: -

**EN-SUITE SHOWER ROOM** with double glazed window to rear. Fitted with a three piece suite comprising low level WC, wash hand basin and double walk-in shower. Sunken spotlights, tiled surrounds and flooring, heated towel rail, radiator.

**BEDROOM TWO** 14'8" x 11'7" (4.47 m x 3.52 m) with double glazed window to front aspect. Built-in wardrobes to one wall, radiator.

**BEDROOM THREE** 12'4" x 10'9" (3.76 m x 3.28 m) with double glazed window to front aspect. Radiator.

**BEDROOM FOUR** 13'6" x 10'6" (4.12 m x 3.20 m) with double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM** with double glazed window to rear aspect. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath. Tiled splashbacks and flooring, sunken spotlights and radiator.

**EXTERIOR** To the front is a large driveway providing off road parking and in turn leads to the double garage.

Lawn area enclosed by hedging with established plant and shrub borders. side gated access leads to the rear.

The rear garden is certainly a feature to be noted. It has been beautifully landscaped to create an ideal relaxing area with two large patio areas directly from the property, gravelled beds and pathway leading to hard standing for a metal shed. The main garden is predominantly laid to lawn with plant and shrub borders, feature pond and to rear is a further lawned area with raised beds.

**GARAGE** 18'0" x 17'10" (5.48 m x 5.43 m) with window to front aspect, double remote controlled up and over door, GivEnergy solar panel battery installation, power and lighting, door to inner hallway.

**Tenure** The property is Freehold

**Council Tax** Band E **EPC** E (47/63)

**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. 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.