



Cambridge Road, Ely, Cambridgeshire CB7 4HL

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A superbly appointed bay fronted four bedroom residence set in beautiful gardens with various outbuildings in this highly sought after location.

- Entrance Hall & Cloakroom
- Three Reception Rooms
- Garden Room
- Kitchen/Dining Room
- Four Bedrooms (En-Suite to Principal Bedroom)
- Bathroom
- Driveway Parking
- Established Beautiful Gardens
- Various Outbuildings

Guide Price: £750,000



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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL Entrance door with leaded light stained glass insets with matching fan light over and Karndean flooring. Cloakroom.

LOUNGE 13'3" x 12'9" (4.05 m x 3.88 m) Bay fronted window with leaded light insets to front, woodburning stove sat on a granite hearth.

FAMILY ROOM 13'11" x 11'7" (4.24 m x 3.54 m) with wood effect flooring, a woodburning stove sat on a tiled half and French door to the delightful rear garden.

KITCHEN/DINING ROOM 21'5" x 18'3" (6.54 m x 5.55 m) Superb 'L' shaped fitted kitchen/dining room with solid oak work surfaces, built-in dishwasher, fridge, freezer, range style cooker and Karndean flooring.

UTILITY ROOM 7'10" x 7'2" (2.40 m x 2.19 m) with plumbing for washing machine, built-in fridge and freezer.

GARDEN ROOM 10'5" x 9'3" (3.18 m x 2.81 m) with Karndean flooring and double French doors to the rear garden.

STUDY 7'10" x 6'9" (2.40 m x 2.06 m)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 12'9" x 11'11" (3.88 m x 3.64 m) with built-in wardrobes, bay window with leaded light insets to front.

BEDROOM TWO 19'11" x 8'1" (6.07 m x 2.47 m) with a dressing area, built-in wardrobes and en-suite shower room.

BEDROOM THREE 13'11" x 10'6" (4.24 m x 3.20 m) with built-in wardrobes.

BEDROOM FOUR 8'10" x 8'9" (2.70 m x 2.66 m) with built-in wardrobe.

BATHROOM Four piece bathroom suite which includes a digital walk-in shower.

EXTERIOR The property is set back from the road behind a frontage which consists of several mature trees, including an impressive magnolia. There is a block paved driveway which provides hard standing for several vehicles. The rear garden is a particular feature of the property. It consists firstly of a paved patio from the house beyond which there is a large, shaped lawn bordered by beds packed with a range of perennials, shrubs and small trees. Beyond the lawn is a small area devoted to wildlife and finally a covered store and vegetable garden with several raised and lower level beds. There are also several outbuildings. The first one you come across is currently used as a gymnasium, 5.6m x 2.5m, where the equipment is available by separate negotiation, beyond this is a craft room then a further shed/store. There is there a pergola covered veranda of over 6m in length with power/light and an adjacent wood store. Finally, there is a summer house which measures approximately 4m x 2.9m which also has a 'L' shaped kitchen area with an oven and two sinks for which there is a soak away. There is also Wi-Fi, electric and hot and cold water.

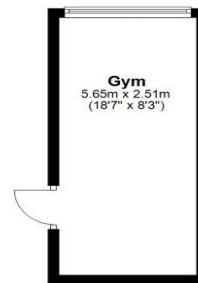
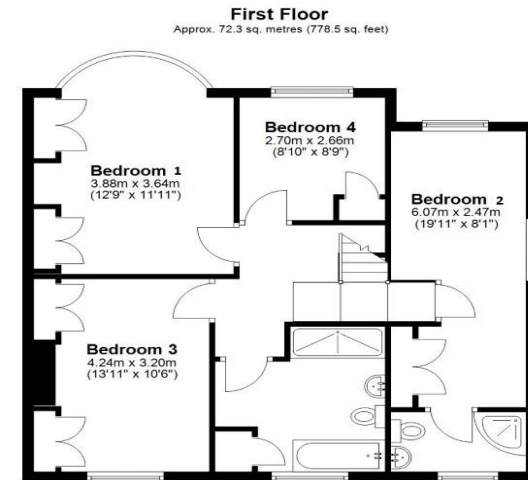
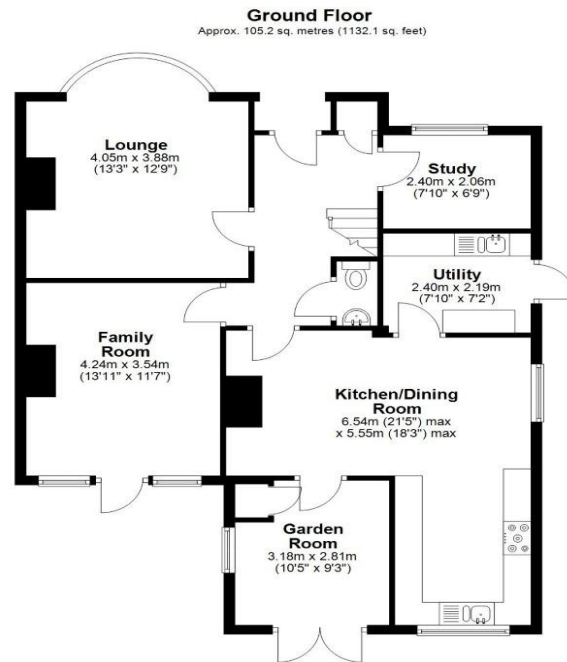
Tenure - The property is Freehold
Council Tax - Band C **EPC** C (73/84)
Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
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www.pocock.co.uk
Ref GVD-7244





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.





Total area: approx. 177.5 sq. metres (1910.6 sq. feet)