



Dockey Court, Stretham, Ely, Cambridgeshire CB6 3GR

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An immaculately presented detached family home, forming part of this popular residential development, offering open plan ground floor accommodation, including hallway, cloakroom kitchen, utility, living room, spacious landing, four bedrooms, one en-suite and family bathroom, together with driveway, garage and enclosed rear garden.

- Detached Family Home
- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining Room
- Dual Aspect Living Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- Popular Residential Location

Guide Price: £525,000



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 HALL with entrance door to front aspect, staircase rising to first floor and underfloor heating

DOWNSTAIRS CLOAKROOM with a two piece suite comprising low-level WC, wash handbasin, underfloor heating.

LIVING ROOM 19'6" x 14'2" (5.94 m x 4.32 m) Dual aspect with two double glazed windows to front aspect and French doors to rear garden, underfloor heating.

OPEN PLAN KITCHEN/DINING ROOM 19'6" x 19'3" (5.94 m x 5.87 m) Dual aspect with two double glazed windows to front aspect and French doors opening to rear garden.

Fitted with a range of wall and base units, integrated appliances include fridge/freezer, dishwasher, double electric oven and induction hob. Central island with inset sink and drainer, extended breakfast bar. Underfloor heating.

UTILITY ROOM 7'0" x 6'2" (2.13 m x 1.87 m) with wall mounted units, single sink and drainer, plumbing for utilities, door to garden

FIRST FLOOR LANDING

Ample space to be used as studio, two double glazed windows to rear aspect.

BEDROOM ONE 14'0" x 12'9" (4.27 m x 3.88 m) with built-in wardrobe, double glazed window to front and side aspects, radiator.

EN-SUITE SHOWER ROOM Walk-in double size shower, low-level WC, wash hand basin, heated towel rail, double glazed window to rear aspect.

BEDROOM TWO 12'9" x 9'3" (3.88 m x 2.83 m) with double glazed window to front aspect. Radiator

BEDROOM THREE 12'10" x 8'8" (3.91 m x 2.65 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR/STUDY 9'1" x 8'5" (2.76 m x 2.57 m) with double glazed window to front aspect. Radiator.

BATHROOM

Fitted with a three piece suite comprising panel bath with shower above, low-level WC and wash hand basin. Heated towel rail and double glazed window to rear aspect.

EXTERIOR

The property benefits from an enclosed garden with grass lawn, paved patio, timber shed, driveway and garage.



Tenure - The property is Freehold

Council Tax - Band E

EPC B (83/93)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

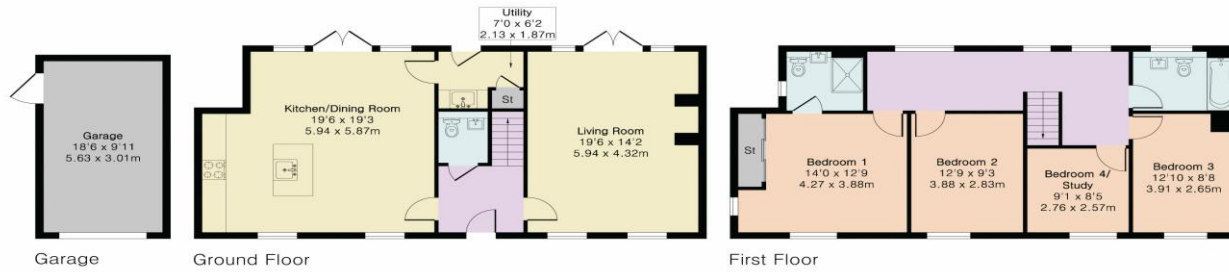
Ref CWH-7241



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.



Approximate Gross Internal Area 1550 sq ft - 144 sq m
 (Excluding Garage)
 Ground Floor Area 775 sq ft – 72 sq m
 First Floor Area 775 sq ft – 72 sq m
 Garage Area 182 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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