



Dalton Way, Ely, Cambridgeshire CB6 1DS

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A three bedroom link detached family home, in need of some modernisation, situated off a small private cul-de-sac close to local schooling and a short walk to the City centre.

- Entrance Hall
- Cloakroom/Utility
- Living Room & Dining room
- Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Popular Location

Guide Price: £395,000



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 to front aspect, staircase rising to first floor, radiator, wood flooring and useful understairs storage cupboard.

LIVING ROOM 18'0" x 13'7" (5.49 m x 4.14 m) with double glazed box bay window to front aspect and window to side aspect, two radiators, wood flooring.

DINING ROOM 10'0" x 8'11" (3.05 m x 2.72 m) with double glazed patio doors opening to rear garden, radiator, wood flooring.

KITCHEN 10'0" x 8'5" (3.05 m x 2.57 m) Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer 1 & 1/2 bowl sink unit with mixer tap over. Fitted grill and single oven, five ring gas hob with extractor canopy over, space for fridge freezer, built-in dishwasher. Double glazed window to rear aspect and door leading to garage.

DOWNSTAIRS CLOAKROOM/UTILITY Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, plumbing for washing machine.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 12'0" x 11'3" (3.66 m x 3.43 m) with double glazed window to front aspect. Built-in double wardrobe with sliding mirrored doors, overhead storage and hanging space. Radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Fully tiled surrounds, shaver point, double glazed opaque window to side aspect and heated towel rail.

BEDROOM TWO 9'9" x 8'10" (2.97 m x 2.69 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

BEDROOM THREE 9'9" x 6'10" (2.97 m x 2.08 m) with double glazed window to rear aspect, built-in double wardrobe with overhead storage and hanging space. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Fully tiled surrounds, double glazed opaque window to side aspect, radiator, ceramic tiled flooring.

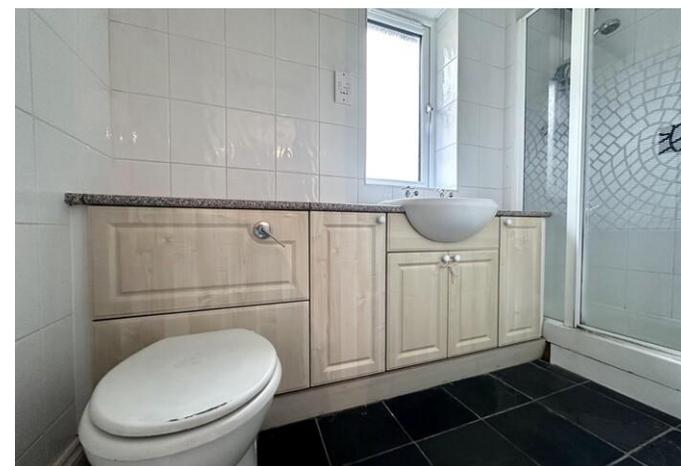
EXTERIOR The property is approached by a private driveway leading to off road parking and in turn leading to the single **GARAGE** with up and over door, power and light fitting. The fully enclosed rear garden is predominantly laid to lawn with a variety of established plant and shrub borders and a patio area directly from the property.

Tenure The property is freehold

Council Tax Band D **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/7070





Total area: approx. 92.1 sq. metres (991.5 sq. feet)

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.