



**River Bank Cottage, Padnal Bank, Prickwillow, Ely,
Cambridgeshire CB7 4UP**

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* Vendor will offer a contribution towards the buyers Stamp Duty* A charming and much improved by the current owner, including A+ windows, soffits and drainpipes (2024), four bedroom detached family home with bespoke, one-off interior; situated in an idyllic position backing onto the River Lark with its own 45ft mooring.

- Kitchen/Breakfast Room & Utility Room
- Sitting Room
- Dining Room/TV Room/Games Room
- Home Office/Bedroom Four
- Three Further Bedrooms with En-suite to Principal Bedroom
- Family Bathroom
- Driveway Parking & Double Garage
- Gardens, Studio & Mooring

Guide Price: £540,000



PRICKWILLOW is a small village situated about 4 miles from Ely adjacent to the River Lark.

ENTRANCE HALL Feature double front doors lead to the inner hallway with Oak flooring. Bespoke Oak staircase to the first floor. Understairs wine cupboard. Radiator.

CLOAKROOM Recently refitted in a modern design with wash hand basin and low level WC. Heated towel rail and window to front aspect.

KITCHEN/BREAKFAST ROOM 18'8" x 11'4" (5.70 m x 3.45 m) Fitted with an attractive range of high gloss finish base units and drawers, composite granite work surfaces over, inset 1½ sink unit and drainer, fitted 4 ring AEG electric hob with extractor fan over. Matching island. Built in single oven and grill. Integrated dishwasher, fridge/freezer and wine cooler. Window to front aspect. Stone tiled floor and door leading to:

UTILITY ROOM Fitted with a matching range of base and wall units, tiled splashbacks, inset single sink and drainer. Built in cupboard with space and plumbing for washing machine and tumble drier. Window to front aspect. Solid Oak door leading side lobby area with solid Oak doors leading to the rear garden and double garage.

SITTING ROOM 16'0" x 20'0" (4.88 m x 6.10 m) Feature display wall with built in shelving, stained glass lighting and hidden TV cabinet. Window to rear aspect. Sun archway to double doors overlooking the rear garden. Oak flooring and underfloor heating with step down to dining room.

DINING ROOM/TV ROOM/GAMES ROOM 18'4" x 12'2" (5.60 m x 3.70 m) Integrated double sliding doors, designed by the current owner with stained glass features. Built in display cabinet. Two windows to rear aspect, radiator.

HOME OFFICE/BEDROOM FOUR 11'4" x 8'0" (3.45 m x 2.45 m) Built in storage area with shelving and window to front aspect.

FIRST FLOOR LANDING Feature window to front with aspect views over the River Lark. Walk-in airing cupboard.

BEDROOM ONE 19'7" x 14'2" (5.96 m x 4.33 m) With a bespoke range of fitted wardrobes, drawers and shelving. Two Dormer windows to rear aspect, radiator and door to:

EN-SUITE SHOWER ROOM Fitted with a matching three piece suite comprising low level WC, wash hand basin and double walk-in shower. Tiled splashbacks, heated towel rail, window to front aspect. Built in cupboard.

BEDROOM TWO 12'8" x 10'2" (3.87 m x 3.10 m) Dormer window to rear aspect, radiator.

BEDROOM THREE 11'6" x 10'1" (3.50 m x 3.08 m) Dormer window to rear aspect, radiator

FAMILY BATHROOM Fully tiled marbled floor and walls with matching four piece suite comprising low level WC, wash hand basin, corner bath and corner shower unit. Window to front, heated towel rail.

EXTERIOR The property is situated in an ideal location overlooking the River Lark. Double gated access leads to the block paved driveway providing parking for several vehicles and access to the double garage. Low maintenance front garden. Further single gate leads to the rear garden which offers excellent levels of privacy and has been hard landscaped with artificial grass and raised shrub and plant borders and sun terrace. To the side of the property is an attractive Japanese style garden with decking, water feature and pond and decked Gazebo seating area.

GARDEN ROOM 13'0" x 9'6" (3.95 m x 2.90 m) with power and lighting.

DOUBLE GARAGE 19'8" x 16'11" (6.00 m x 5.15 m) with electric rolling double up and over doors. Housing oil fuelled boiler. Power and light.

AGENTS NOTE *Vendor will offer a contribution towards the buyers Stamp Duty - subject to negotiation*

Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7088





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.