



Wensum Way, Ely, Cambridgeshire CB6 2WZ

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A particularly well-appointed substantial five bedroom three storey detached residence which lies in a desirable cul-de-sac location close to local schools and a little over a mile from the City centre.

- Entrance Hall & Cloakroom
- Dual Aspect Lounge
- Dining Room
- Fitted Kitchen/Breakfast Room
- Conservatory/Garden Room
- Principal Bedroom Suite with Dressing Room & Bathroom
- Four Further Bedrooms (One with En-Suite)
- Driveway & Tandem Double Garage
- Front & Rear Gardens

Guide Price: £575,000



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 with staircase rising to first floor with useful storage area under.

CLOAKROOM with pedestal wash hand basin, close coupled WC, tiled surrounds, radiator and wood effect flooring.

LOUNGE 15'1" x 14'11" (4.61 m x 4.55 m) Dual aspect room with double glazed double French doors to the rear garden and two windows to side. Double doors with glazed insets through to the dining room, attractive fireplace (presently not in use) with a marble effect hearth with matching inset and painted white surround.

DINING ROOM 13'0" x 9'10" (3.97 m x 2.99 m) Dual aspect with double glazed windows to side and front. Radiator.

KITCHEN/BREAKFAST ROOM 15'1" x 10'1" (4.60 m x 3.08 m) with double glazed windows to front. A matching range of wall and base units with roll edge work surfaces, tiled surrounds and inset stainless steel sink unit with rinsing bowl and single drainer. Recess for range style cooker, recess with extractor hood over. Plumbing and space for both dishwasher and washing machine, upright radiator, double French doors through to:-

CONSERVATORY/GARDEN ROOM 12'4" x 11'7" (3.76m x 3.54m) of brick and double glazed construction with a pitched double glazed roof, double doors to garden and door to exterior (driveway).

FIRST FLOOR LANDING with double glazed window to front and staircase rising to second floor. Cupboard with hot water cylinder.

BEDROOM TWO 12'11" x 9'8" (3.95m x 2.95m) with double glazed windows to two aspects, built-in double wardrobe, radiator and door to:-

EN-SUITE SHOWER ROOM Suite in white comprising WC, pedestal hand basin and corner shower cubicle with a fixed head drencher and separate hand shower attachment. Fully tiled walls, extractor fan and radiator.

BEDROOM THREE 14'10" x 12'11" (4.53 m x 3.93 m) with two double glazed windows to rear and two to side. Formally two bedrooms which could be changed back with little difficulty but now provides a lovely size double with two double wardrobes and two radiators.

BEDROOM FIVE 8'9" x 7'3" (2.67 m x 2.21 m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to front. Suite in white comprising panel enclosed bath with shower unit over, pedestal basin and low level WC. Fully tiled walls and radiator.

SECOND FLOOR LANDING with built-in cupboard and door to:-

PRINCIPAL BEDROOM SUITE

BEDROOM 13'1" x 11'2" (3.98 m x 3.41 m) with double glazed windows to two aspects and radiator. Opening to:-

DRESSING AREA 11'5" x 6'4" (3.48m x 1.92m) with three sets of double wardrobes, a Velux window, radiator and door through to a four piece **BATHROOM SUITE** with a panel enclosed bath, separate shower cubicle, pedestal wash handbasin and WC. Built-in cupboard with secured storage.

BEDROOM FOUR 11'2" x 8'10" (3.41 m x 2.70 m) Dual aspect with double glazed windows to front and rear aspects. Radiator.



EXTERIOR The highly sought after location of Wensum Way consists primarily of detached properties which lie close to local schools a little over a mile from the City centre.

Number 8 lies to the right when you turn into Wensum Way, it is set back from the road behind a garden which is at first laid to lawn beyond which it is gravelled either side of a pathway which itself leads to the front door.

Adjacent to the property is a driveway which in turn leads to the double tandem garage and provides parking for 2/3 vehicles (subject to size).

The rear garden has been landscaped with low maintenance in mind and consists of a paved terrace, gravelled border and timber deck patio from the living room. Enclosed by part wall and close board fencing.

GARAGE 25'5" x 8'11" (7.75 m x 2.71 m) Double tandem garage with up and over door, power and light.

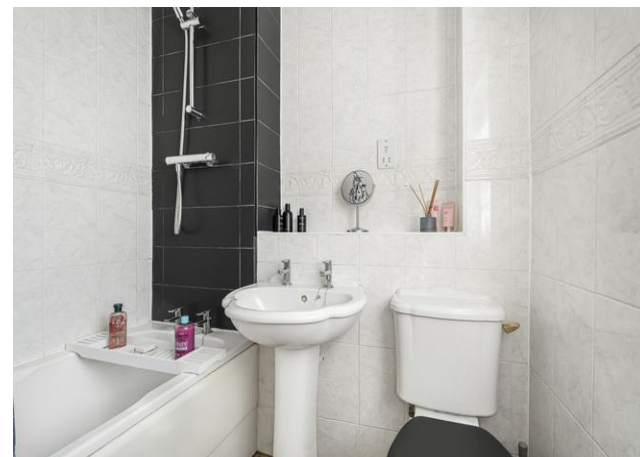
Tenure - The property is Freehold

Council Tax - Band E

EPC C (79/87)

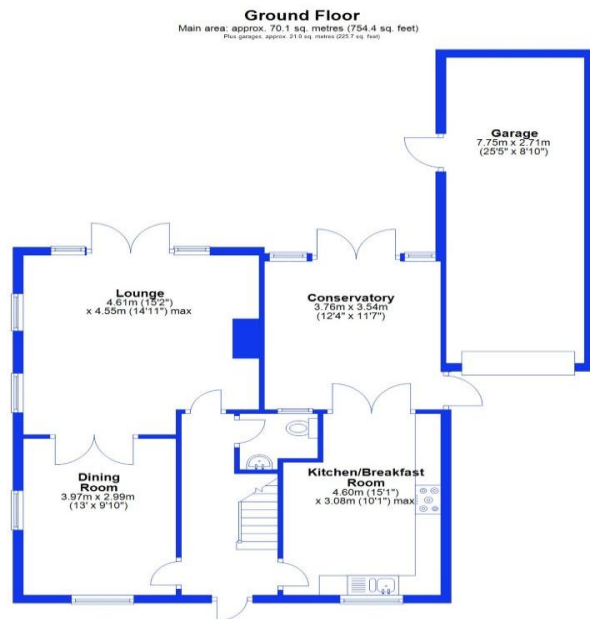
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Ref GVD-7235



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.





Main area: Approx. 169.6 sq. metres (1826.1 sq. feet)
Plus garages: approx. 21.0 sq. metres (225.7 sq. feet)