



Williams Close, Ely, Cambridgeshire CB7 4FQ

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A four bedroom detached family home situated on a generous plot with detached double garage to the side. The property has potential to extend (STP) and is positioned in one of Ely's most sought after established developments.

- Entrance Hall & Cloakroom
- Sitting Room
- Conservatory
- Dining Room
- Kitchen & Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Double Detached Garage

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 door and double glazed window to front aspect, radiator, wall mounted fuse box, staircase rising to first floor with storage recess under.

LOUNGE 18'0" x 11'2" (5.48 m x 3.40 m) Dual aspect room with double glazed window to front and double glazed sliding patio doors opening to conservatory. Feature coal effect gas fire with surround. Radiator.

CONSERVATORY 10'10" x 10'4" (3.30 m x 3.15 m) Of double glazed construction with triple polycarbonate roof, doors and power connected.

DINING ROOM (Currently used as a Bedroom) 11'4" x 9'8" (3.45 m x 2.94 m) with double glazed window to front aspect. Radiator.

KITCHEN 11'3" x 9'10" (3.43 m x 2.99 m) with double glazed window to rear aspect. Fitted with a matching range of wall and base units with work surfaces over, inset 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor over, built-in double oven, plumbing for dishwasher, space for fridge freezer, radiator, vinyl flooring and door to:-

UTILITY ROOM 8'2" x 4'10" (2.50 m x 1.47 m) Fitted with wall and base units with work surfaces over, inset sink unit with mixer tap, plumbing for washing machine, personnel door to rear garden and vinyl flooring.

DOWNSTAIRS CLOAKROOM with opaque double glazed window to side aspect. Two piece suite comprising low level WC, wash hand basin and tiled splashbacks. Radiator.

FIRST FLOOR LANDING with airing cupboard, double glazed window to front aspect, radiator.

BEDROOM ONE 10'6" x 10'2" (3.20 m x 3.10 m) with double glazed window to rear aspect, radiator, built-in four door wardrobe with overhead storage and hanging space. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece colour suite comprising low level WC, wash hand basin and corner shower cubicle. Tiled splashbacks, opaque double glazed window to rear aspect. shaver point, radiator.

BEDROOM TWO 9'8" x 9'4" (2.94 m x 2.84 m) with double glazed window to front aspect, radiator, built-in four door wardrobe with overhead storage and hanging space.

BEDROOM THREE 11'5" x 8'0" (3.48 m x 2.45 m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 9'7" x 7'10" (2.93 m x 2.38 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece colour suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, radiator, opaque double glazed window to rear aspect.

EXTERIOR To the front is a lawned garden with plant and shrub borders, side gated access leads to the rear garden. Double detached GARAGE measuring 5.15m x 5.0m (16'11" x 16'5") with storage to eaves, two single up and over doors, power and lighting. The rear garden is an excellent size and fully enclosed by wood panel fencing with a feature large patio area and predominantly laid to lawn with established plant and shrub borders. Timber shed with power, stepping pathway to the side of the shed leads to a further section of the garden.





Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

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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.