



Dockey Court, Stretham, Ely, Cambridgeshire CB6 3GR

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Situated on the highly regarded Manor Farm Development built by Laragh Homes, this high specification link-detached home offers four bedrooms, two bathrooms, parking and garage with enclosed garden to rear. No upward chain.

- Entrance Hall & Downstairs Cloakroom
- Air Source Heating (Underfloor to Ground Floor)
- Living Room
- Kitchen/Dining Room & Utility Room
- Four Bedrooms (En-Suite to Principal Bedroom)
- Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £425,000



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 door to front aspect, staircase rising to first floor.

LIVING ROOM 13'3" x 12'10" (4.03m x 3.92m) with window to front aspect, feature chimney breast with space for wood burning stove, wooden flooring.

KITCHEN/DINING ROOM 17'9" x 11'8" (5.41m x 3.56m) Fitted with a contemporary kitchen including single drainer sink unit with mixer taps, range of units and complimentary work surfaces including base units, wall mounted units and drawer, island breakfast bar, integral oven, hob and extractor hood, integrated dishwasher and fridge/freezer, wooden flooring, French doors leading to the rear garden, single door to rear garden, door to:-

UTILITY ROOM 6'9" x 5'3" (2.07m x 1.60m) with single drainer sink unit with mixer taps, base units, complimentary work surfaces, plumbing for washing machine. Door to garage.

DOWNSTAIRS CLOAKROOM with low level WC and wash hand basin.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 16'4" x 12'6" (4.97m x 3.80m) Fitted with mirror fronted wardrobes with sliding doors, radiator, and window to rear aspect. Door to:-

EN-SUITE SHOWER ROOM with double size tiled shower cubicle, built-in low level WC, vanity inset wash hand basin, heated towel rail, part tiled walls and tiled floor.

BEDROOM TWO 17'11" x 10'1" (5.46m x 3.08m) Dual aspect room with double glazed windows to front and rear aspects. Radiator.

BEDROOM THREE 10'0" x 9'11" (3.06m x 3.02m) with double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'0" x 7'3" (3.06m x 2.22m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM with built-in low level WC, vanity inset wash hand basin with cupboards beneath, panelled bath with shower attachment, tiled shower cubicle, part tiled walls, tiled floor and window to rear aspect.

EXTERIOR A driveway to the side of the property leads to a single garage with metal up and over door and personnel door into the rear garden.

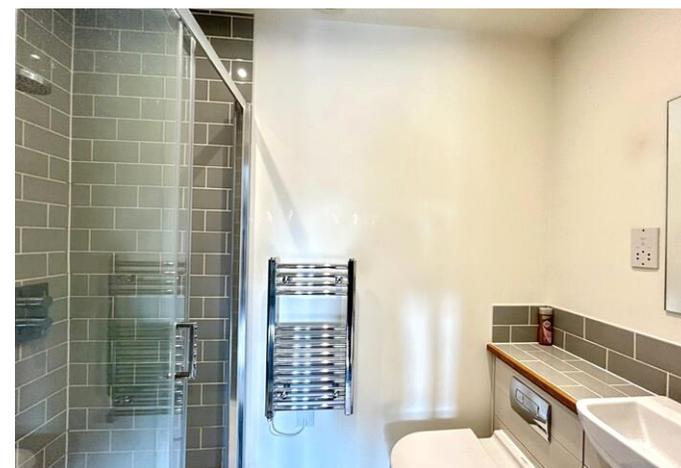
Tenure The property is Freehold

Annual Service Charges - Approx £346.50

Council Tax Band D **EPC** B (87/97)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7130





Total area: approx. 118.8 sq. metres (1278.6 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. (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.