



**Longfields, Ely, Cambridgeshire CB6 3DN**

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## Longfields, Ely, Cambridgeshire, CB6 3DN

An immaculately presented detached family home situated within a cul-de-sac location benefiting from four bedrooms, two reception rooms, generous garden, double garage and driveway. Viewing is highly recommended.

- Entrance Hall & Cloakroom
- Two Reception Rooms
- Kitchen
- Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Well Maintained Gardens
- Driveway & Double Garage
- EV Charging Point

**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, staircase rising to the first floor with under stairs storage cupboard, radiator.

**DOWNSTAIRS CLOAKROOM** with low-level WC, pedestal wash hand basin, radiator, double glazed window to front aspect.

**LIVING ROOM** 19'6" x 11'4" (5.94 m x 3.45 m) Dual aspect room with two double glazed windows to front and double glazed patio door to rear garden. Feature Ivett and Reed fireplace, two radiators.

**DINING ROOM** 10'11" x 9'7" (3.32 m x 2.93 m) with double glaze window to rear aspect and radiator.

**KITCHEN/BREAKFAST ROOM** 14'5" x 8'10" (4.40 m x 2.68 m) Fitted with a range of matching units, including wall mounted units, base units and drawers, granite work surfaces, inset 1& 1/4 sink unit and drainer, fitted double electric oven, hob and extractor hood above, plumbing for dishwasher, space for freestanding fridge freezer, double glazed window to rear aspect, radiator.

**UTILITY ROOM** 8'2" x 4'10" (2.50 m x 1.47 m) with single sink unit and drainer, plumbing for utilities, wall mounted gas fired boiler, two double glazed windows to front aspect, radiator and door to side garden.

**FIRST FLOOR LANDING** with loft access and airing cupboard housing the hot water tank.

**PRINCIPAL BEDROOM SUITE** 11'10" x 11'9" (3.60 m x 3.58 m) with double glazed window to rear aspect, radiator, dressing room area with fitted built-in wardrobes, double glazed window to front aspect and radiator.

**En-Suite** Fitted with a tiled shower cubicle, low-level WC, wash hand basin, radiator and double glazed window to front aspect.

**BEDROOM TWO** 10'5" x 9'7" (3.17 m x 2.91 m) with fitted built-in wardrobes, double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9'7" x 8'11" (2.93 m x 2.71 m) Two double glazed windows to front aspect, radiator, built-in storage cupboard.

**BEDROOM FOUR** 8'5" x 6'7" (2.56 m x 2.01 m) with double glazed window to rear aspect and radiator.

**FAMILY BATHROOM** Suite with panelled bath and shower above, low level WC, wash hand basin, chrome heated towel rail, double glazed window to front aspect.

**EXTERIOR** The property benefits from a lovely, maintained garden offering a variety of mature plants and shrubs within well-maintained borders, two circular lawns, two paved patios, glass greenhouse and double garage and driveway providing ample off-road vehicle parking with the benefit of EV charging.

**DOUBLE GARAGE** 16'6" x 16'5" (5.04 m x 5.00 m)

A viewing is highly recommended to fully appreciate.





**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** To Follow

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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**Ref** CWH-7259



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.





**Approximate Gross Internal Area 1261 sq ft - 117 sq m  
(Excluding Garage)**

Ground Floor Area 631 sq ft – 59 sq m

First Floor Area 630 sq ft – 58 sq m

Garage Area 271 sq ft – 25 sq m



**PINK PLAN**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd assumes the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure size is for initial guidance only and should not be relied on as a basis of valuation.

**Pocock+Shaw**

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