



Allix Way, Ely, Cambridgeshire CB7 4QA

www.pocock.co.uk



Allix Way, Ely, Cambridgeshire, CB7 4QA

A beautifully presented four bedroom detached family home situated on a generous plot with double garage to the rear and ideally located on an established development.

- Entrance Hall & Downstairs Cloakroom
- Two Reception Rooms
- Open Plan Kitchen / Breakfast Room
- Principal Bedroom with Dressing Area and En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Established & Well Maintained Front & Rear Gardens
- Driveway Parking & Double Garage
- Generous Corner Plot

Guide Price: £495,000



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 are 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 are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. The A10 links the two cities from which links to 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 with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with entrance door to front, staircase rising to first floor with useful under stairs cupboard, wall mounted alarm panel, tiled flooring, radiator. Cupboard housing electric board.

LIVING ROOM 21'8" x 10'2" (6.60 m x 3.10 m) with double glazed window to front, French doors opening to rear garden, two radiators.

DINING ROOM 10'10" x 9'6" (3.30 m x 2.90 m) with double doors to hallway, double glazed windows to front, radiator, tiled flooring.

DOWNSTAIRS CLOAKROOM with low level WC, wash hand basin and tiled splashbacks, radiator, tiled flooring.

KITCHEN/BREAKFAST ROOM 19'4" x 9'6" (5.90 m x 2.90 m) This is certainly a feature to be noted as the current owners have redesigned the room to create a lovely open plan area ideal for hosting.

The kitchen is fitted with a bespoke range of wall and base units with work surfaces over, built-in granite cutting board, feature tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap, space for American style fridge freezer (subject to measurements), plumbing for dishwasher, built-in oven & grill with four ring gas hob over and pull-out extractor canopy, two radiators, double glazed windows to rear and side and double glazed patio doors opening to rear terrace high gloss galaxy style tiled flooring which continues through to:-

UTILITY ROOM 6'3" x 4'11" (1.90 m x 1.50 m) with double glazed window to rear. Wall units and worksurfaces with space below for washing machine and tumble dryer. Radiator, extractor fan.

FIRST FLOOR LANDING with airing cupboard housing pressurized water tank.

BEDROOM ONE DRESSING AREA 10'6" x 8'2" (3.20 m x 2.50 m) with opaque double glazed window to side, fitted wardrobes, door to En-suite and then opening into:-

BEDROOM ONE 9'6" x 8'10" (2.90 m x 2.70 m) with double glazed to rear, radiator.

EN-SUITE Fitted with a three piece suite comprising shower cubicle with overhead drencher shower head, tiled surrounds, wash hand basin with mixer tap and low level WC. Extractor fan, heated towel rail, tiled flooring.

BEDROOM TWO 13'1" x 8'10" (4.00 m x 2.70 m) with double glazed window to front, access to loft, radiator, built-in wardrobe.

BEDROOM THREE 10'6" x 9'2" (3.20 m x 2.80 m) with double glazed window to front, radiator, built-in wardrobe with hanging rails.

BEDROOM FOUR 12'2" x 6'11" (3.70 m x 2.10 m) with double glazed window to rear, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed bath with mixer tap, hand held shower attachment and overhead drencher shower head, wash hand basin with mixer tap, low level WC. Opaque double glazed window to rear, tiled surrounds and flooring, heated towel rail.

EXTERIOR The property is situated on a generous corner plot with established front garden and pathway leading to the front door. The enclosed rear garden is certainly a feature to be noted as the current owners have painstakingly landscaped the garden and it has been maintained to a high standard. There are raised patio areas, feature seating areas, established plant & shrub borders with lawned garden. Pathway leads to the rear gated access which in turn leads to the driveway parking and the double garage. To the side of the property there is a further storage area and a timber shed.

DOUBLE GARAGE 17'5" x 9'6" (5.30 m x 2.90 m) with two separate up and over doors, electric connected.

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref JW/6633





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.