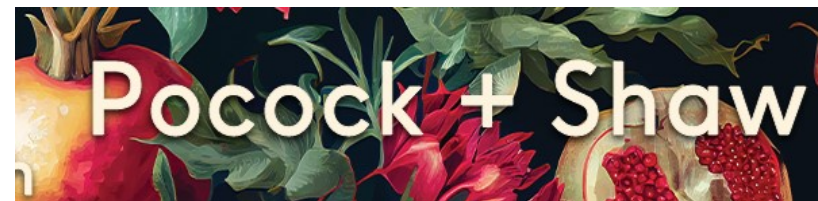




**Stour Green, Ely, Cambridgeshire CB6 2WR**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Stour Green, Ely, Cambridgeshire CB6 2WR

A well presented family home situated within the ever popular Stour Green development within walking distance to primary and secondary schools. Accommodation comprising entrance hallway, cloakroom, kitchen, lounge opening through to dining room, 5 bedrooms (principle bedroom with dressing room and en-suite), Jack & Jill en-suite to bedroom 2 & 3, family bathroom, front & rear gardens, double garage.

- Popular Location
- Five bedrooms
- 1 En-suite & 1 Jack & Jill En-suite
- Lounge opening to Dining Room
- Double Garage

**Guide Price: £525,000**



**ENTRANCE HALL** Door to front aspect, staircase rising to first floor with under stairs coat and shoe cupboard.

**CLOAKROOM** with low level W/C, wash hand basin, window to rear aspect.

**KITCHEN/BREAKFAST ROOM** 15'1" x 10'1" (4.60 m x 3.08 m) with 1/4 stainless steel sink and drainer, fitted units including wall mounted units, base units and drawers, space for rangemaster style cooker, integral dishwasher and washer/dryer, extended breakfast bar, dual aspect room with window to front and door to rear.

**LOUNGE/DINING ROOM** Triple aspect room with French doors to rear, window to front and side aspect, fireplace, two radiators.

Lounge Area 4.61m x 3.99m (15'2" x 13'1")

Dining Area 3.97m x 2.99m (13' x 9'10")

**FIRST FLOOR LANDING** with staircase rising to second floor, airing cupboard.

**BEDROOM TWO** 13'0" x 9'8" (3.95 m x 2.95 m) Triple aspect room with two windows to front aspect and window to side, fitted built in wardrobes, radiator, door through to :-

**JACK & JILL EN-SUITE** with shower cubicle, low level WC, wash hand basin, heated towel rail.

**BEDROOM THREE** 14'10" x 10'9" (4.51 m x 3.28 m) Triple aspect room with two windows to rear aspect, fitted built in wardrobes and radiator.

**BEDROOM FIVE** 8'9" x 6'10" (2.67 m x 2.09 m) with window to rear aspect and radiator.

**FAMILY BATHROOM** Suite comprising paneled bath with shower above, low level WC, wash hand basin, radiator and window to front aspect.

**SECOND FLOOR LANDING** with built in storage.

**BEDROOM FOUR** 11'2" x 8'7" (3.41 m x 2.62 m) Dual aspect room with window to front and Velux to rear, radiator.

**BEDROOM ONE** Dual aspect room with window to front and side aspects, radiator.

Dressing room - with three fitted built-in wardrobes, Velux window to side aspect, radiator. Door to:-

**EN-SUITE BATH ROOM** With paneled bath, shower cubicle, low level WC, wash hand basin, heated towel rail, window to rear aspect.

**EXTERIOR** To rear you will find a fully enclosed garden with lawn, fully stocked borders with a variety of plants and shrubs, patio, useful side area housing garden shed, double GARAGE with parking to front. Garden to front enclosed by high level hedging, lawn and pathway to front door.

**Tenure** - The property is Freehold

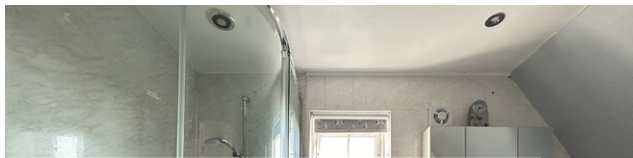
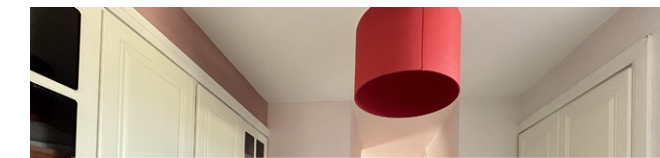
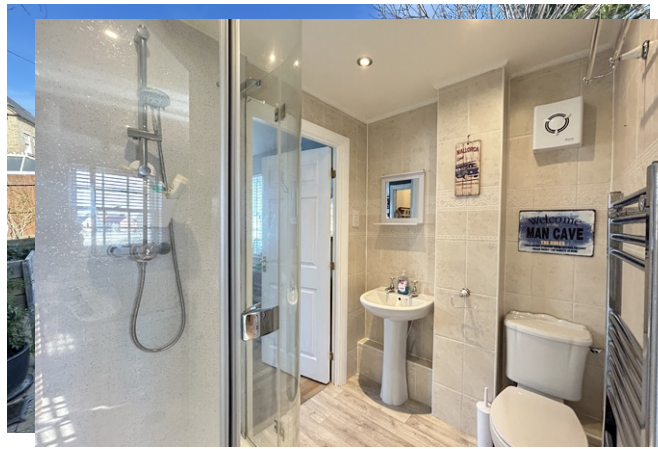
**Council Tax** - Band F

**EPC** (65/77)

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

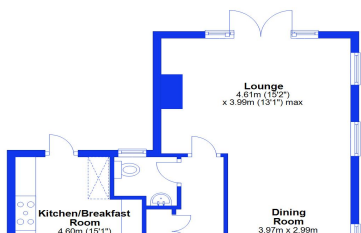
**Ref** CWH-7164





Pocock + Shaw

**Ground Floor**  
Approx. 93.5 sq. metres (973.5 sq. feet)

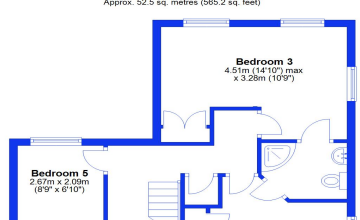


Lounge  
4.61m (15'2")  
x 3.69m (12'1") max

Kitchen/Breakfast Room  
4.50m (14'9")

Dining Room  
3.97m x 2.95m

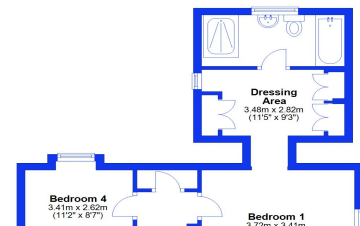
**First Floor**  
Approx. 92.5 sq. metres (985.2 sq. feet)



Bedroom 3  
4.51m (14'10") max  
x 3.26m (10'9")

Bedroom 5  
2.67m x 2.09m  
(8'9" x 6'10")

**Second Floor**  
Approx. 42.0 sq. metres (451.7 sq. feet)



Dressing Area  
3.49m x 2.82m  
(11'5" x 9'3")

Bedroom 4  
3.41m x 2.92m  
(11'2" x 9'7")

Bedroom 1  
3.01m x 2.41m  
(9'11" x 7'9")



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.