



**Williams Close, Ely, Cambridgeshire CB7 4FQ**

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## Williams Close, Ely, Cambridgeshire CB7 4FQ

An exceptional four-bedroom detached family home, fully refurbished and stylishly modernised to the highest standard, ideally positioned in a quiet private cul-de-sac within one of Ely's most prestigious and sought-after developments.

- Entrance Hall
- Open Plan Living
- Sitting Room, Snug & Dining Room
- Kitchen & Utility Room
- Downstairs Cloakroom
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Ample Driveway Parking & Garage
- Enclosed Rear Garden

**Guide Price: £585,000**



**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 takeaways. 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 designer staircase rising to first floor and mezzanine balcony overlooking. Laminate flooring, radiator, sunken spotlights.

#### **OPEN PLAN LIVING COMPRISING**

**SITTING ROOM** with double glazed box bay window to front aspect, radiator, laminate flooring, modern cylindrical wood burning stove.

**SNUG** with double glazed patio doors opening to rear, radiator, laminate flooring which continues through to:-

**DINING ROOM** with double glazed sliding doors to the rear, laminate flooring, radiator, opening to:-

**KITCHEN** Fitted with an attractive range of high gloss wall and base units with inset 1 & 1/2 sink unit and mixer tap. Six ring range style cooker with extractor fan over and feature splash back. Built-in dishwasher, space for American style fridge freezer (subject to measurements). Breakfast bar with further units and plug sockets. Double glazed window to rear aspect, radiator, laminate flooring and useful understairs storage cupboard.

**UTILITY ROOM** Fitted with a range of wall and base units with tiled splash backs and inset 1 & 1/2 stainless steel sink unit with mixer taps. Wall mounted Vaillant combi boiler for central heating and hot water systems. Plumbing for washing machine and space for tumble dryer. Radiator, laminate flooring.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Opaque double glazed window to front aspect. Radiator.

**FIRST FLOOR LANDING** with access to loft, double glazed window to front aspect and built-in airing cupboard with slatted shelves, hanging space and radiator.

**BEDROOM ONE** with two double glazed windows to rear aspect, built-in wardrobes with overhead storage and hanging space. Radiator and door leading to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Built-in units, fully tiled surrounds, extractor fan, heated towel rail, opaque double glazed window to rear aspect and vinyl flooring.

**BEDROOM TWO** with double glazed window to rear aspect, radiator, built-in wardrobes with overhead storage and hanging space.

**BEDROOM THREE** with double glazed dormer window to front aspect. Radiator.

**BEDROOM FOUR** with two double glazed windows to front aspect. Radiator.

**FAMILY BATHROOM** Modern three piece suite comprising 'P' shaped bath with separate shower over, wash hand basin and low level WC. Opaque double glazed window to side aspect, fully tiled surrounds and heated towel rail.

**EXTERIOR** To the front of the property, a generous block-paved driveway provides ample off-road parking for multiple vehicles. The garage has been partially converted to accommodate a convenient utility area equipped with power and lighting.

Gated side access leads to a beautifully maintained south-facing rear garden, offering a high degree of privacy. Fully enclosed by wood panel fencing, the garden is mainly laid to lawn with well-established borders featuring mature plants and shrubs. There is also an outside tap and double exterior power socket for added convenience. A raised decking area with fitted gazebo creates the perfect space for outdoor entertaining.

**Tenure** The property is Freehold  
**Council Tax** Band E **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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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. (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.