



Columbine Road, Ely, Cambridgeshire CB6 3WN

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A substantial detached five bedroom, three refitted bathrooms, family home with versatile accommodation over three floors and situated within a much sought after cul-de-sac location.

- Entrance Hall & Cloakroom
- Lounge & Conservatory
- Family Room
- Kitchen/Breakfast Room
- Utility Room
- Five Bedrooms (Two with Refitted En-Suites)
- Refitted Family Bathroom
- Driveway Parking & Double Garage
- Enclosed Rear Garden

Guide Price: £699,950



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 door to front aspect, staircase rising to first floor with under stairs storage cupboard, radiator.

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

LOUNGE 20'2" x 11'0" (6.15 m x 3.35 m) with double glazed window to front aspect, two radiators, gas fireplace, double glazed doors opening through to:-

CONSERVATORY 16'0" x 10'8" (4.88 m x 3.25 m) Of brick and PVCu construction with tiled floor and French doors opening to rear garden.

FAMILY ROOM 11'3" x 8'9" (3.43 m x 2.67 m) with double glazed window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM 15'3" x 13'7" (4.65 m x 4.14 m) with double glazed patio doors to rear with windows either side and window to side. Recently refitted Wren kitchen with a matching range of modern wall and base units. Smeg six ring hob and oven. Integrated dishwasher and fridge freezer. Central matching breakfast bar. Radiator.

UTILITY ROOM 9'0" x 5'6" (2.74 m x 1.68 m) Fitted with base units, inset single stainless steel sink unit, plumbing for utilities, wall mounted gas fired boiler, door leading to rear garden, built-in storage cupboard.

FIRST FLOOR LANDING with double glazed window to front aspect, radiator, staircase rising to second floor, airing cupboard housing hot water tank.

BEDROOM TWO 20'1" x 10'9" (6.12 m x 3.28 m) Dual aspect with two double glazed windows to front aspect and double glazed window to rear aspect. Two double built-in wardrobes. Radiator.

EN-SUITE SHOWER ROOM Refitted with a three piece suite comprising shower cubicle, low level WC and pedestal hand basin. Radiator, double glazed window to rear aspect.

BEDROOM FOUR 9'8" x 8'9" (2.95 m x 2.67 m) with double glazed window to rear aspect, built-in wardrobe, radiator.

BEDROOM FIVE 9'0" x 8'0" (2.74 m x 2.44 m) with double glazed window to front aspect, radiator, built-in storage cupboard.

FAMILY BATHROOM Fitted with a four piece suite comprising free standing bath with shower attachment, separate tiled double shower cubicle, low level WC and pedestal wash hand basin. Radiator, double glazed window to rear aspect.

SECOND FLOOR LANDING with double glazed window to front aspect, radiator, built-in storage cupboard, access to loft.

BEDROOM ONE 16'4" x 11'0" (4.98 m x 3.35 m) Dual aspect with double glazed window to front aspect and two double glazed windows to side aspect. Two radiators, two double built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM with free standing bath and tiled shower cubicle, low level WC, pedestal wash hand basin, radiator, Velux window to rear.



BEDROOM THREE 16'4" x 9'0" (4.98 m x 2.74 m) Dual aspect with double glazed window to front aspect, and two double glazed windows to side aspect. Two radiators, two double built-in wardrobes.

EXTERIOR The property is conveniently situated within a cul-de-sac location with driveway and double garage providing ample off road vehicular parking. Gated access leads to a fully enclosed garden which comprises a lawned area and also a paved patio area.



Tenure - The property is Freehold

Council Tax - Band F

EPC D (66/77)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/7058



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.

