



Brimstone Drive, Ely, Cambridgeshire CB7 4ZB

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Brimstone Drive, Ely, Cambridgeshire, CB7 4ZB

A 'Warwick' style Redrow Homes detached residence offering three double bedrooms and situated on a small cul-de-sac overlooking the swale and parkland to the front.

- Modern Detached Home
- Entrance Hall & Downstairs Cloakroom
- Lounge
- Kitchen/Dining Room
- Three Double Bedrooms (En-Suite to Principal Bedroom)
- Driveway Parking and Garage
- Enclosed Rear Garden
- Situated on the Redrow Development

Guide Price: £439,950



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 Entrance door to front aspect, staircase rising to first floor with storage unit under.

LOUNGE 15'5" x 11'7" (4.71 m x 3.52 m) with double glazed window overlooking beautiful parkland. Radiator.

KITCHEN/DINING ROOM 18'11" x 12'3" (5.77 m x 3.73 m) Fitted with an attractive range of wall and base units with work surfaces over, four ring electric hob with stainless steel extractor canopy over and stainless steel splashback, built-in 1 & 12/ oven, built-in fridge freezer, plumbing for dishwasher, feature full length radiator, Karndean flooring, storage cupboard with plumbing for washing machine and space for tumble dryer. Full length windows and patio doors opening to rear garden.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and corner wash hand basin. Opaque double glazed window to front aspect, wall mounted fuse box, radiator and Karndean flooring.

FIRST FLOOR LANDING with double glazed window to side aspect, radiator, built-in airing cupboard housing Logic boiler.

BEDROOM ONE 11'11" x 11'8" (3.63 m x 3.55 m) with double glazed window to front aspect. Radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashbacks. Extractor fan, shaver point, opaque double glazed window to side aspect, Karndean flooring.

BEDROOM TWO 11'5" x 11'5" (3.49 m x 3.49 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'9" x 7'2" (3.58 m x 2.19 m) with double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, opaque double glazed window to front aspect, heated towel rail, built-in storage cupboard. Karndean flooring.

EXTERIOR To the front the property is approached by a private driveway with off road parking for two vehicles (subject to measurements) which in turn leads to the garage. Established plant and shrub borders, directly overlooking the swale, parkland and footpath which leads directly into Ely City centre. The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area from the house. Outside tap and timber shed.

GARAGE with up and over door, power and lighting.

Tenure The property is Freehold (Maintenance charges apply for the development of approx. £200pa)

Council Tax Band D **EPC** B (84/84)

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

www.pocock.co.uk

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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. 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.