



King Edgar Close, Ely, CB6 1DP

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A beautifully presented four/five bedroom detached family home situated on a generous plot in one of Ely's most sought after established developments.

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining/Family Room
- Study, Shower Room & Utility Room
- Bedroom Five/Guest Room
- Principal Bedroom Suite with Dressing Room & En-Suite
- Three Further Bedrooms
- Family Bathroom
- Driveway Parking
- Rear Garden with Large Shed

Guide Price: £825,000



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 Entrance door leading to the entrance hall with staircase rising to first floor, useful understairs recess, wall mounted alarm, built-in cloak cupboard with double hanging rails.

SITTING ROOM 18'6" x 11'0" (5.65 m x 3.35 m) with UPVC glazed window to front aspect, feature solid fuel burner.

STUDY/OFFICE 11'5" x 7'5" (3.47 m x 2.27 m) with UPVC glazed window to front aspect.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 25'9" x 18'7" (7.85 m x 5.66m)

KITCHEN/DINING ROOM The kitchen is fitted with a beautiful range of wall and base units with solid work surfaces over and inset one and a half bowl stainless steel sink unit. Breakfast island and stools overlooking the family area. Four-ring John Lewis induction hob with extractor canopy over, built-in oven and built-in microwave. Built-in dishwasher. Further base units to the side of the dining room, ceramic tiled flooring which continues through into family area. Three panel bi-folding doors opening to rear, useful understairs storage cupboard.

FAMILY ROOM with slightly vaulted ceiling, Velux windows, sunken spotlights and two UPVC glazed sliding patio doors opening to rear and UPVC glazed sliding patio doors opening to terrace. Ceramic tiled flooring

REAR LOBBY with alarm panel, ceramic tiled flooring.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Tiled splashbacks, heated towel rail, opaque UPVC glazed window to side aspect, ceramic tiled flooring.

UTILITY ROOM Fitted with wall and base units, appliance spaces for washing machine and tumble dryer, inset stainless steel sink unit, wall mounted Viessmann Combi boiler, double cupboard housing the water cylinder and the under floor heating valves for downstairs.

BEDROOM FIVE/GUEST ROOM 11'4" x 7'1" (3.45 m x 2.15 m) with UPVC glazed sliding patio doors to rear, ceramic tiled flooring.

FIRST FLOOR LANDING with UPVC glazed window to rear aspect, double radiator, access to loft.

PRINCIPAL BEDROOM SUITE 17'7" x 11'4" (5.37 m x 3.45 m) with vaulted ceiling, Velux window, Juliet style balcony overlooking the rear garden, double radiator.

Door leading through to **DRESSING ROOM** with UPVC glazed window to front aspect, single radiator.

Door leading to **EN-SUITE** fitted with a three piece comprising low level WC, wash hand basin, double shower cubicle, tiled splashback, heated towel rail, heated ceramic tiled flooring.

BEDROOM TWO 13'11" x 11'0" (4.25 m x 3.36 m) with UPVC double glazed window to front aspect with fantastic views of the Cathedral, double radiator, built-in three sliding door wardrobe with overhead storage and hanging space.

BEDROOM THREE 11'6" x 11'0" (3.51 m x 3.35 m) maximum measurements, with UPVC glazed window to front aspect, double radiator.

BEDROOM FOUR 10'6" x 8'11" (3.20 m x 2.71 m) UPVC glazed window to rear aspect, double radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Tiled splashbacks, heated towel rail, UPVC glazed window to rear aspect, ceramic tiled flooring.

EXTERIOR To the front there is a gravelled driveway providing off-road parking for three to four cars with gated access leading to the rear garden. The rear garden is certainly a feature to be noted. It has a large patio area directly behind the property, a substantial lawned area with fruit trees then leads to the rear garden where there is a play area bordered by mature Acer trees. The main garden is laid to lawn with a large timber shed at the end, measuring 10.0m x 3.60m, with a veranda area, stable doors leading to the main storage area and further storage to the rear, power, lighting and outside tap.

Tenure The property is Freehold

Council Tax Band E **EPC** C (77/83)

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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.