



School Road, Ely, Cambridgeshire CB6 2FG

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A beautifully presented four double bedroom detached family home built by 'Hopkins Homes' and situated on a good size plot.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Utility Room
- Study
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Driveway Parking & Single Garage
- Enclosed Rear Garden

Guide Price: £550,000



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 entrance door to front aspect, staircase rising to first floor, radiator, laminate flooring. Built-in cloaks cupboard.

SITTING ROOM 15'5" x 12'9" (4.70 m x 3.89 m) with patio doors opening to rear garden, two radiators, feature coal effect gas fire with attractive surround, laminate flooring.

STUDY 9'11" x 8'10" (3.03 m x 2.70 m) with double glazed window to front aspect, radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM 12'10" x 12'6" (3.92 m x 3.80 m) with double glazed window to rear aspect. Fitted with an attractive range of wall and base units with quartz work surfaces over, inset 1 & 1/2 bowl sink unit with mixer tap over, tiled splashbacks, built-in appliances include dishwasher and fridge. Radiator, useful understair storage cupboard, ceramic tiled flooring. Door to:-

UTILITY ROOM Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over, tiled splashbacks, plumbing for washing machine, space for fridge freezer, personal door to driveway.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled splashbacks, radiator, laminate flooring and double glazed window to front aspect.

FIRST FLOOR LANDING with access to loft. Radiator.

BEDROOM ONE 16'5" x 10'5" (5.00 m x 3.17 m) with two double glazed windows to front aspect. Radiator. Fitted wardrobes with overhead storage and hanging space, built-in overstairs storage cupboard.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle with tiled splashbacks. Radiator, vinyl flooring, shaver point.

BEDROOM TWO 10'0" x 8'1" (3.05 m x 2.46 m) with double glazed window to front aspect. Radiator, fitted wardrobes with overhead storage and hanging space.

BEDROOM THREE 10'10" x 9'0" (3.30 m x 2.74 m) with double glazed window to rear aspect. Fitted wardrobe with overhead storage and hanging space. Radiator.

BEDROOM FOUR 9'9" x 9'4" (2.97 m x 2.84 m) with double glazed window to rear aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, opaque double glazed window to rear aspect. Radiator.

EXTERIOR To the front of the property is a small front garden which has been landscaped with pathway leading to the front door. Adjacent block paved driveway provides parking for two vehicles and in turn leads to the gated access to rear and also the single detached GARAGE with up and over door, power and lighting. The rear garden is of an excellent size and is fully enclosed by wood panel fencing offering a good level of privacy. It is mainly laid to lawn with a patio area directly from the property and further patio area to the side.

Tenure The property is Freehold
Council Tax Band E **EPC** B (85/94)

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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.