



**Matthew Wren Close, Little Downham, Ely, Cambridgeshire,  
CB6 2UL**

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## Matthew Wren Close, Little Downham, Ely, CB6 2UL

An extended and remodelled four bedroom detached family home offering flexible living accommodation with three reception rooms and attractive south facing rear garden ideal for outdoor entertaining.

- Entrance Hall
- Family Room & Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Bedroom Two with Dressing Room
- Three Further Bedrooms
- Bathroom
- Gravelled Driveway Providing Off Street Parking
- Rear Garden

**Guide Price £395,000**





**LITTLE DOWNHAM** a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

**ENTRANCE HALL** Door to front aspect, stairs rising to first floor, recessed ceiling lights.

**FAMILY ROOM** 15'4" x 8'5" (4.67 m x 2.57 m) Formerly garage which has been converted. Double glazed window to front aspect, recessed ceiling lights, radiator.

**SITTING ROOM** 18'2" x 9'3" (5.54 m x 2.82 m) Double glazed window to front aspect, radiator, recessed ceiling lights.

**KITCHEN/DINING ROOM** 15'9" x 10'10" (4.80 m x 3.30 m) Fitted with a range of base units with drawers and stone working surfaces above, matching range of wall mounted cupboards. One and a half bowl inset sink, integrated fridge/freezer and dishwasher. Neff double oven, gas hob with extractor over. Double glazed window to rear aspect, recessed ceiling lights and door to:

**UTILITY ROOM** 9'4" x 5'8" (2.84 m x 1.73 m) Cupboard housing gas fired boiler, plumbing for washing machine and space for tumble dryer. Work surface, recessed ceiling lights, storage cupboard. Door to rear garden.

**CLOAKROOM** Comprising wash hand basin, low level WC and radiator.

**FIRST FLOOR LANDING** Access to roof space.

**BEDROOM ONE** 14'11" x 9'7" (4.55 m x 2.92 m) Double glazed window to front aspect, recessed ceiling lights and radiator.

**BEDROOM TWO** 15'6" x 7'10" (4.72 m x 2.39 m) Double glazed window to front aspect, radiator. Opening to:

**DRESSING ROOM** 7'9" x 5'8" (2.36 m x 1.73 m) Double glazed window to rear aspect. Potential to create en-suite shower room subject to correct permissions.

**BEDROOM THREE** 8'10" x 8'9" (2.69 m x 2.67 m) Double glazed window to rear aspect, radiator.

**BEDROOM FOUR** 9'1" x 6'0" (2.77 m x 1.83 m) Double glazed window to front aspect, shelved storage cupboard and radiator.

**BATHROOM** Double glazed window to rear aspect. Suite comprising panelled bath with shower over, vanity unit with wash basin and storage beneath, low level WC. Heated towel rail.

**EXTERIOR** To the front of the property there is a gravelled driveway providing off street parking. Pedestrian access to rear garden which has a southerly aspect and is fully enclosed. Mainly laid to lawn with an area of recently laid paved patio.

**Tenure** The property is Freehold

**Council Tax** Band C                      **EPC** C (75/84)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/7000







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.