



Main Street, Prickwillow, Ely, Cambridgeshire CB7 4UN

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A well proportioned individual detached chalet style residence backing onto farmland set on a total plot approaching $\frac{3}{4}$ acre.

- Porch & Entrance Hall
- Triple Aspect Sitting Room
- Dining Room & Conservatory
- Kitchen/Breakfast Room/Family Room
- Three Bedrooms (One with En-Suite)
- Dressing Room & Study
- Family Bathroom
- Driveway Parking & Double Garage
- Gardens Approaching $\frac{3}{4}$ Acre
- over 2,600 sq ft

Guide Price: £575,000



PRICKWILLOW is a small village situated about 4 miles from Ely adjacent to the River Lark.

ENTRANCE HALL 14'9" x 9'3" (4.50 m x 2.82 m) Quarry tiled porch, entrance door with glazed insets and windows either side into hallway. Wood effect flooring, staircase rising to first floor, radiator, walk-in cloaks cupboard with hanging rail and shelf.

CLOAKROOM Fully tiled suite with corner wash hand basin and WC. Window to front. Radiator.

TRIPLE ASPECT SITTING ROOM 24'10" x 13'4" (7.56 m x 4.06 m) with double glazed windows to front and rear and double glazed sliding patio doors to the Conservatory. Fireplace (presently not in use) with a raised marble effect hearth, matching insets and timber surround. Two radiators, double doors with glazed insets into:-

DINING ROOM 14'11" x 11'7" (4.54 m x 3.54 m) with double glazed window to rear. Radiator.

CONSERVATORY 14'3" x 13'1" (4.35 m x 3.98 m) (from pane to pane). Of brick and double glazed construction under a pitched polycarbonate roof with double doors to garden and ceramic tiled floor.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM 24'9" x 12'4" (7.54 m x 3.75 m) Triple aspect room with double glazed windows to front, side and rear.

Kitchen area is comprehensively fitted with a matching range of natural finish wall and base units with drawers, work surfaces over and tiled splashbacks. Inset 1 & 1/3 stainless steel single drainer sink unit with mixer taps. Built-in Bosch electric oven/grill with four ring halogen hob and extractor hood over. Oil fired Rayburn stove with two hot plates and three drawers.

REAR LOBBY with door with glazed insets to rear garden. Door to cloakroom and cloaks cupboard with shelf.

CLOAKROOM with close coupled WC and wash hand basin with tiled splashbacks. Radiator. Window to rear.

UTILITY ROOM 8'8" x 6'11" (2.65 m x 2.10 m) with window to front. A range of matching wall and base units with inset stainless steel single drainer sink unit, tiled surrounds, plumbing and space for washing machine. Radiator. Personal door to garage.

FIRST FLOOR GALLERY LANDING with dormer window to front. Cupboard with linen shelves and hot water cylinder.

BEDROOM ONE 22'10" x 13'4" (6.96 m x 4.07 m) Triple aspect room with dormer windows to front and rear and two windows to side. Radiator. Door to:-

EN-SUITE SHOWER ROOM with Velux window and suite comprising vanity unit with inset wash hand basin, corner shower cubicle and close coupled WC. Tiled surrounds, radiator.

BEDROOM TWO (ABOVE GARAGE) 19'2" x 15'10" (5.84 m x 4.83 m) (dormer to dormer) with double glazed dormers to front and rear. Radiator. Door to:-

STUDY 12'8" x 5'10" (3.85 m x 1.77 m) with window to side.

DRESSING ROOM 12'4" x 9'6" (3.76 m x 2.90 m) (from dormer to wall). Radiator.

BEDROOM THREE 13'0" x 12'6" (3.95 m x 3.81 m) with dormer window to front. Fitted furniture to one wall comprising two double wardrobes, the central one with glazed insets, knee hole dressing table and drawers to side. Radiator.

BATHROOM with dormer window to rear. Suite comprising vanity unit with inset wash hand basin, low level WC and panel enclosed bath. Radiator, tiled surrounds.



EXTERIOR The property is set back from the Main Street in a quite secluded setting. At the front is a mixed hedgerow with a variety of mature trees. Adjacent to this is a gravelled driveway which leads to the house and garden and provides hardstanding for a number of vehicles. There is a large timber shed to one side and the front garden itself consists of a paved terrace from the house, beyond which there is a shaped lawn which is bordered by a wide variety of shrubs, perennials and trees. Adjacent to one side of the house is a continuation of the gravelled drive with more mature trees, whilst to the other side is an area of lawn and a partially enclosed former herb/vegetable garden. Also a greenhouse.

Finally, the rear garden is mainly gravelled with a variety of shrubs and perennials. There is a hedge and mature trees, beyond which is an additional grassed area, the boundaries of which have been marked out with posts.

GARAGE 17'11" x 17'11" (5.45 m x 5.46 m) with twin up and over doors (one electric assisted), window, power and light.

Tenure - The property is Freehold

Council Tax - Band F **EPC** F (31/52)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD/7059



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.

