



Cleopatra Close, Ely, Cambridgeshire CB7 4YS

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A charming four double bedroom detached modern family home, built by Redrow and situated on the outskirts of Ely in a highly desirable location.

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

Guide Price: £545,000



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 staircase rising to first floor, useful under stairs storage cupboard, laminate flooring.

LOUNGE 15'9" x 10'10" (4.80 m x 3.29 m) with feature double glazed bay window to front aspect, radiator, laminate flooring.

KITCHEN/DINING ROOM 21'8" x 12'9" (6.60 m x 3.88 m) Kitchen area fitted with an attractive range of high gloss wall and base units with work surfaces over, metro tiled splashbacks and inset 1 1/2 stainless steel sink unit with mixer tap. Gas hob with extractor canopy over, built-in double oven, further built-in appliances include dishwasher and fridge freezer. Double glazed window to rear aspect, laminate flooring which continues into:-
Dining area with double glazed patio doors opening to rear, radiator and pantry style built-in cupboard.

UTILITY ROOM Fitted with base unit with work surface over, inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring and personal door leading to rear garden.

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

FIRST FLOOR LANDING with access to loft, radiator and built-in storage cupboard.

BEDROOM ONE 16'8" x 10'10" (5.08 m x 3.29 m) with double glazed bay window to front aspect, radiator, built-in four door wardrobe. Door leading to:-
En-Suite fitted with a three-piece suite comprising a low WC, wash hand basin and shower. Tiled splashbacks, heated towel rail, shaving point and window to front aspect.

BEDROOM TWO 14'2" x 10'0" (4.33 m x 3.05 m) with double glazed window to front aspect, radiator, three door built-in wardrobe.

BEDROOM THREE 12'0" x 10'10" (3.66 m x 3.29 m) (currently used as a study) with double glazed window to rear aspect, radiator.

BEDROOM FOUR 9'11" x 9'9" (3.03 m x 2.97 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 separate shower over. Tiled splashbacks, shaving point, double glazed window to rear aspect, heated towel rail.

EXTERIOR To the front is a block paved driveway for two vehicles which in turn leads to the single GARAGE. Small front lawned garden enclosed by hedging.
The fully enclosed rear garden is mainly laid to lawn with feature patio area directly to the property as well as to the rear of the garden. Side gate access leading to the front and outside tap .

Tenure	The property is Freehold		
Council Tax	Band E	EPC	B (84/94)
Viewing	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk		
Ref	MJW-7187		





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.