



Mayfield Close, Ely, CB6 3AB

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## Mayfield Close, Ely, Cambridgeshire CB6 3AB

A rare opportunity to acquire an individually designed three double bedroom detached house situated in a central non estate city location.

- Entrance Hall
- Sitting Room
- Kitchen / Breakfast Room
- Utility Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Off Road Parking
- Enclosed Rear Garden

**Guide Price: £399,950**



**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 DOOR** leading into:-

**ENTRANCE HALL** Double glazed window to front, coving to ceiling and laminate flooring. Double radiator. Stairs leading to first floor. Useful understair storage cupboard.

**SITTING ROOM** 21'0" x 10'10" (6.40 m x 3.30 m) Dual aspect room with double glazed window to front and double glazed patio doors opening to rear garden. Coving to ceiling, feature fire surround with electric log effect fire, two double radiators, laminate flooring and dimmer switch.

**CLOAKROOM** with opaque double glazed window to front, laminate flooring, and coving to ceiling. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Heated towel rail.

**KITCHEN/BREAKFAST ROOM** 14'9" x 12'10" (4.50 m x 3.90 m) with double glazed window to side and double glazed patio doors opening to rear terrace. Fitted with a range of base and wall units having worktop space over, tiled splashbacks and stainless steel sink with mixer tap. Plumbing for dishwasher. Space for range style cooker with stainless steel canopy over. Space for fridge freezer and door leading to:-

**UTILITY ROOM** with double glazed window to front. Fitted with base units having worktop surfaces over and stainless steel sink with tiled splashbacks. Wall mounted fuse box, wall mounted Combi boiler, single radiator and ceramic tiled flooring. Personal door leading to side.

**FIRST FLOOR LANDING** with access to loft and Velux window to rear.

**BEDROOM ONE** Dual aspect room with double glazed dormer window to front and rear. Double radiator. Door leading to:-

**EN-SUITE** with Velux window to front. Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Heated towel rail, shaver point and tiled flooring.

**BEDROOM TWO** 10'10" x 10'2" (3.30 m x 3.10 m) with double glazed dormer window to rear and double radiator.

**BEDROOM THREE** 10'10" x 10'2" (3.30 m x 3.10 m) with double glazed dormer window to front. Double radiator.

**FAMILY BATHROOM** with opaque double glazed window to front. Fitted with a three piece suite comprising a low level WC, wash hand basin and panel enclosed bath with telephone style mixer tap. Heated towel rail, shaver point and ceramic tiled flooring.

**EXTERIOR** The front of the property is block paved providing off road parking for numerous vehicles. Gated side access leading to the rear garden.

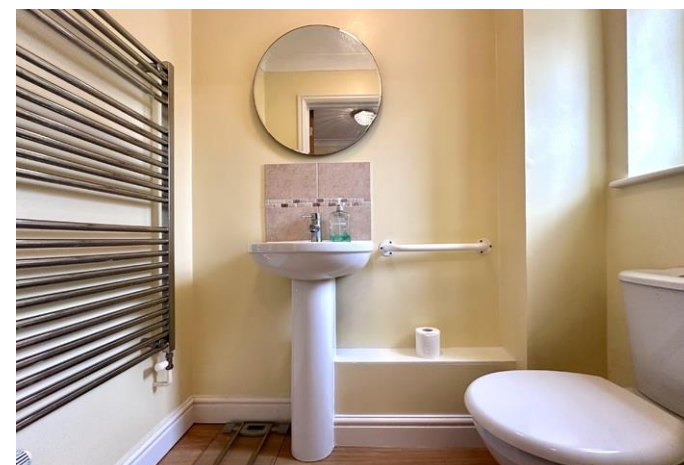
The rear garden is fully enclosed by wood panel fencing and predominantly laid to lawn with a terraced area and a variety of plant and shrub borders. Hard standing for a greenhouse and large timber shed.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
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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.