



Cherry Drive, Ely, Cambridgeshire CB6 2FP

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A beautifully presented three bedroom terraced house situated in the highly sought after Hopkins Homes development close to the Isle of Ely Leisure Park and local schools.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen / Dining Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Off Road Parking & Garage
- Enclosed Landscaped Rear Garden

Guide Price: £375,000



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, useful understairs storage cupboard, staircase rising to first floor, radiator and Karndean LVT flooring.

LIVING ROOM 15'5" x 10'11" (4.69 m x 3.33 m) with double glazed window to front aspect, Karndean LVT flooring, radiator and double doors leading into:-

KITCHEN/DINING AREA 17'9" x 12'6" (5.40 m x 3.81 m) with double glazed window to rear and double glazed patio doors opening to rear garden. Fitted with an attractive range of wall and base units with work surfaces over, tiled splashbacks and inset single drainer 1 & ½ bowl sink unit with mixer tap. Built-in oven and grill and four ring gas hob with extractor canopy over. Space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring and useful storage cupboard currently in use as a pantry.

DINING AREA with further wall and base units, radiator and ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled splashback, radiator.

FIRST FLOOR LANDING with built-in cupboard.

PRINCIPAL BEDROOM 15'2" x 10'4" (4.63 m x 3.14 m) with double glazed window to rear aspect, loft access, radiator and door into:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, radiator.

BEDROOM TWO 10'4" x 9'6" (3.14 m x 2.90 m) with double glazed window to front aspect. Radiator.

BEDROOM THREE 12'2" x 7'1" (3.72 m x 2.16 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 panel enclosed bath. Tiled splashbacks, double glazed window to front aspect, radiator, vinyl flooring.

EXTERIOR To the front of the property is a hard landscaped front garden with pathway to the front door. To the side is a single **GARAGE** with up and over door and block paved off road parking to the front.

Side access leads to the enclosed rear garden which has recently been landscaped to create an attractive seating area with plant and shrub established borders.

Tenure The property is Freehold

Council Tax Band C

EPC B (86/96)

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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.