



**Hills Lane, Ely, Cambridgeshire CB6 1AY**

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## Hills Lane, Ely, Cambridgeshire CB6 1AY

A substantial four bedroom detached house with a delightful private garden and parking for three cars. Unusually it also offers a ground floor studio/office and adjacent cloakroom. This provides a rare opportunity for anyone working from home or requiring a consulting room to acquire a sizeable, dedicated space. Alternatively, there is the attractive possibility of creating a spacious kitchen diner with attached utility room. The property is in excellent condition, but could now benefit from some upgrading, which is reflected in the price.

- Dual Aspect Living Room & Kitchen
- Office/Studio & Cloakroom
- Four Bedrooms & Bathroom
- Driveway Parking & Carport
- Front & Rear Gardens
- No Upward Chain

**Guide Price: £450,000**



**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 double glazed windows, entrance door and matching mono-pitch roof with fitted blinds, staircase rising to first floor, radiator. Doors to Studio, Kitchen and Living Room.

**DUAL ASPECT LIVING ROOM** 26'8" x 13'5" (8.14 m x 4.09 m) with double glazed windows to front and double glazed bay windows to rear. Door to garden, stripped and stained floorboards, two radiators, fireplace with inset gas fire set on a stone hearth with matching insets and timber mantle shelf.

**KITCHEN** 9'9" x 7'1" (2.98 m x 2.17 m) with double glazed window and door to garden. Door to Living room. Fitted with a range of wall and base units with drawers having work surfaces over with tiled splashbacks. Cooker recess with tiled splashback, plumbing and space for washing machine and two further appliance recesses.

**OFFICE/STUDIO** 19'4" x 7'9" (5.90 m x 2.36 m) Formerly the garage but since converted with a double glazed bay window to front with matching mono-pitched roof and fitted blinds. Wood effect laminate flooring and door to:-

**CLOAKROOM** Door with double glazed insets to rear garden. White suite comprising WC and wash hand basin with tiled splashbacks. Wall mounted gas fired boiler serving the central heating and hot water systems.

**FIRST FLOOR LANDING** with double glazed window to front. Hatch to roof space and radiator. Built-in linen cupboard with shelves and wall mounted radiator.

**BEDROOM ONE** 11'5" x 7'11" (3.48 m x 2.42 m) with double glazed window to front. Radiator. Fitted wardrobes to one wall with mirrored sliding doors. Additional fitted cupboard with hanging rail and shelf.

**BEDROOM TWO** 13'0" x 10'9" (3.95 m x 3.28 m) with double glazed window to rear with views towards Ely Cathedral. Radiator.

**BEDROOM THREE** 7'10" x 7'7" (2.39 m x 2.30 m) with double glazed window to rear with views towards the Cathedral. Radiator, built-in single wardrobe with adjacent dressing table and drawer.

**BEDROOM FOUR** 8'0" x 7'10" (2.44 m x 2.39 m) with double glazed window to front. Radiator, fitted cupboard with hanging rail and shelf.

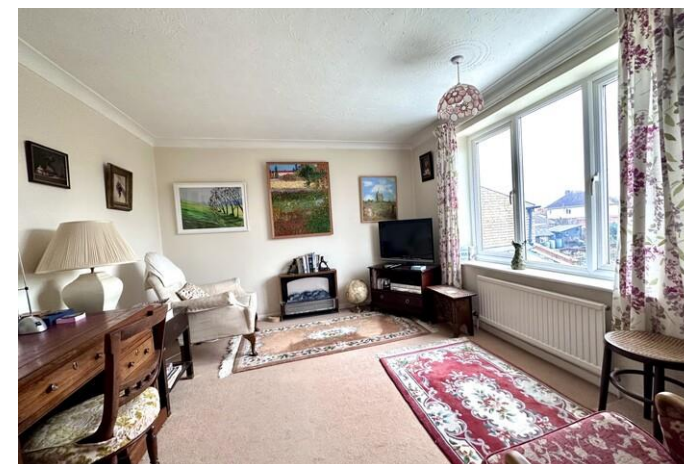
**BATHROOM** Suite in white comprising vanity unit with inset wash hand basin, drawers and cupboards below. Panel enclosed bath with tiled surround and Triton shower unit over. WC. Additional fitted unit with drawers. Wall mounted towel rail/radiator.

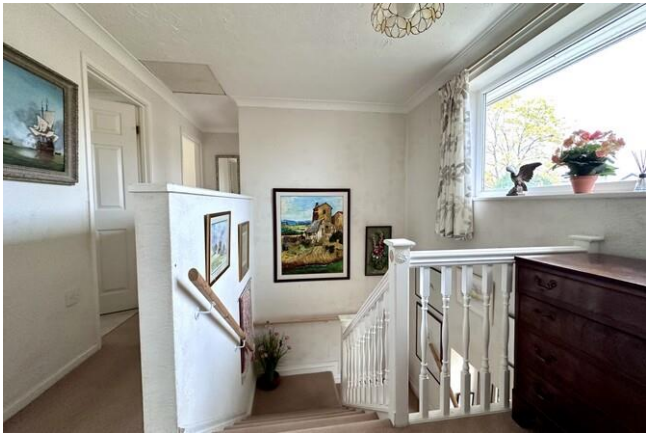
**EXTERIOR** The property lies towards the Fieldside end of this sought after lane. It is set back from the road behind a frontage which consists of a mainly lawned garden with several shrubs and perennials. Adjacent to this is a block paved driveway which in turn leads to a carport and provides hardstanding for up to three vehicles (subject to measurements). The rear garden consists of a paved patio beyond which it is laid to lawn and all bordered by a selection of shrubs, perennials and fruit trees.

**Tenure** The property is Freehold  
**Council Tax** Band D **EPC** D (62/80)

**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.