



Columbine Road, Ely, Cambridgeshire CB6 3WR

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An extended and beautifully presented four bedroom detached family home situated on a generous corner plot with outside office/studio/gym.

- Entrance Lobby & Entrance Hall
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Parking & Garage
- Enclosed Rear Garden with Outside Studio/Gym

Guide Price: £569,950



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 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 LOBBY with entrance door to front, feature spotlights, ceramic tiled floor opening to:-

ENTRANCE HALL with staircase rising to first floor, glazed balustrade, laminate flooring and radiator.

FAMILY ROOM 15'9" x 10'0" (4.81 m x 3.06 m) with double glazed window to front, radiator, laminate flooring and bi-folding doors opening into:-

SITTING ROOM 13'11" x 13'1" (4.23 m x 4.00 m) Dual aspect with two double glazed windows to front and rear and patio doors opening to the rear garden. Wood flooring, radiator.

KITCHEN/DINING ROOM 15'11" x 11'8" (4.85 m x 3.56 m) Dual aspect with double glazed windows to side and front. Recently fitted with an attractive range of wall and base unit with work surfaces, inset I & 1/2 bowl stainless steel sink unit with mixer tap over and tiled splashbacks. Built-in double Neff oven with five ring Neff gas hob and Neff extractor canopy over. Other built-in appliances include a Neff dishwasher and washing machine. Space for American style fridge freezer (subject to measurements), two radiators, laminate flooring and pantry cupboard. Personal door leads to the rear.

CLOAKROOM Fitted with a three piece suite comprising low level WC, corner wash hand basin and tiled splashbacks. Radiator, wood flooring.

FIRST FLOOR LANDING with opaque double glazed window to rear. Built-in double cupboard with shelving and hanging space, further cupboard housing water cylinder.

BEDROOM ONE 13'7" x 8'7" (4.15 m x 2.62 m) with double glazed window to front, radiator, built-in five door wardrobe with overhead storage, shelving, drawers and hanging space. Radiator.

EN-SUITE SHOWER ROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin, corner shower corner and heated towel rail. Opaque double glazed window to front.

BEDROOM TWO 10'2" x 9'1" (3.10 m x 2.76 m) with double glazed window to front. Radiator.

BEDROOM THREE 13'1" x 7'3" (4.00 m x 2.22 m) with double glazed window to front. Radiator.

BEDROOM FOUR 10'3" x 6'11" (3.13 m x 2.12 m) with double glazed window to side. Radiator.

FAMILY BATHROOM Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin, bath with separate shower over. Opaque double glazed window to rear. Heated towel rail, shaver point.

EXTERIOR To the front there is a gravelled garden area with wrought iron fencing. Adjacent driveway which in turn leads to the single garage. Gated access leads to the rear garden. The rear garden is certainly a feature to be noted as it is of an excellent size offering a good level of privacy. Fully enclosed by wood panel fencing with a large wrap around patio to the side which in turn has a path leading to the side of the garage.

OUTSIDE STUDIO / GYM 18'10" x 13'0" (5.75 m x 3.95 m) The outside studio, which is currently in use as a gym, is fully insulated with doors opening to the rear garden and windows to side.

GARAGE 16'10" x 8'8" (5.12 m x 2.65 m) with up and over door, power and light. Personal door leads to the rear garden.

Tenure The property is Freehold
Council Tax Band C **EPC** To Follow

Viewing By Arrangement with Pocock & Shaw
 Tel: 01353 668091 Email: ely@pocock.co.uk
 www.pocock.co.uk

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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.