



Beresford Road, Ely, CB6 3WD

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## Beresford Road, Ely, Cambridgeshire CB6 3WD

A well-proportioned double fronted five bedroom three storey detached house with double garage which lies within a sought after development a little over a mile from the City centre.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with En-Suite
- Four Further Bedrooms & Two Bathroom/Shower Rooms
- Driveway Parking & Double Garage
- Rear Enclosed Garden
- No Upward Chain

**Guide Price: £635,000**



**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 and understair storage cupboard, ceramic tiled flooring, radiator.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Radiator.

**SITTING ROOM** 22'4" x 12'10" (6.80 m x 3.90 m) Dual aspect room with bay window to front aspect and double patio doors opening to the rear. Two radiators and feature gas coal effect fire with surround.

**DINING ROOM** 11'2" x 10'10" (3.40 m x 3.30 m) with bay window to front aspect, radiator and laminate flooring.

**KITCHEN/BREAKFAST ROOM** 21'8" x 10'10" (6.60 m x 3.30 m) Fitted with a modern range of wall and base units with granite work surfaces over and tiled splashbacks. Inset single drainer sink unit with mixer tap over, two single ovens, induction hob with extractor hood over and wine cooler. Space for an American style fridge/freezer, plumbing for dishwasher and tiled flooring. Patio door to rear and door leading to:-

**UTILITY ROOM** Fitted with matching wall and base units, plumbing for washing machine and space for tumble dryer, door to rear.

**FIRST FLOOR LANDING** with radiator and staircase rising to second floor.

**PRINCIPAL BEDROOM** 16'5" x 11'2" (5.00 m x 3.40 m) with window to front aspect, radiator, door leading to dressing room which is fitted with two double wardrobes. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a modern three piece suite comprising double walk in shower, vanity unit with inset wash hand basin and low level WC. Opaque window to side aspect, radiator and tiled floor.

**BEDROOM TWO** 15'5" x 12'10" (4.70 m x 3.90 m) with window to front aspect, radiator and fitted six door wardrobes with storage and hanging space.

**BEDROOM FIVE** 12'10" x 6'7" (3.90 m x 2.00 m) with window to rear aspect. Radiator

**BATHROOM** with opaque window to rear aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with mixer tap over. Tiled splashbacks, radiator, ceramic tiled flooring and airing cupboard housing water cylinder.

#### SECOND FLOOR LANDING

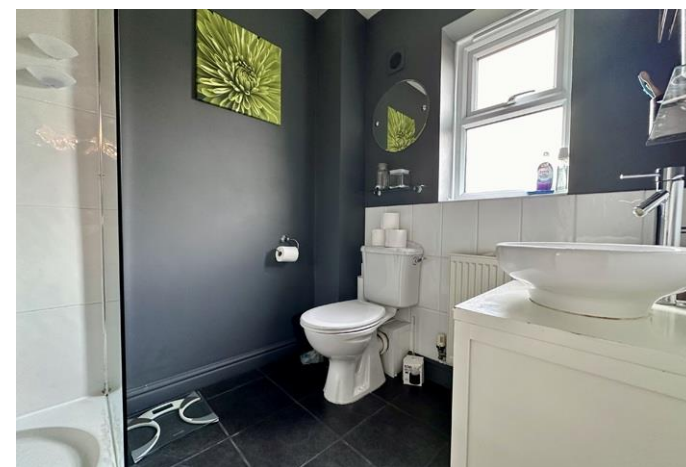
**BEDROOM THREE** 13'9" x 12'10" (4.20 m x 3.90 m) with dormer window to front aspect and Velux window to rear. Radiator, built in double wardrobe and set of drawers.

**BEDROOM FOUR** with dormer window to front aspect and Velux window to rear. Radiator, built in double wardrobe and fitted set of drawers.

**SHOWER ROOM** with opaque window to rear aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Radiator.

**EXTERIOR** To the front in a small garden with gated access to the rear. The rear garden is fully enclosed with lawned area, patio area, established beds and outside tap. There is a **DOUBLE GARAGE** to the side with two single up and over doors, power and lighting and side access to the garden.

**Tenure** The property is freehold  
**Council Tax** Band F **EPC** D (67/81)  
**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)  
**Ref** MJW/6905





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. All measurements are approximate. (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.