



**Matthew Wren Close, Little Downham, Ely,
Cambridgeshire CB6 2UL**

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A well-proportioned three bedroom link-detached property which lies in an appealing end of cul-de-sac position within this sought after village location.

- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Dining room
- Garden Room & Further Reception Room/Study/Playroom
- Utility Room & Cloakroom
- Three Bedrooms & Bathroom
- Front and Rear gardens
- Driveway Parking
- No Upward Chain

Guide Price: £285,000



LITTLE DOWNHAM is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

ENTRANCE PORCH/ENTRANCE HALL Porch with window and door to front. Door with glazed inset through to Hall with staircase rising to first floor. Door with glazed inset through to:-

SITTING ROOM 12'8" x 12'8" (3.87 m x 3.85 m) with double glazed window to front. Radiator. Under stairs cupboard, feature fireplace with tiled surround. Door through to:-

OPEN PLAN KITCHEN / DINING ROOM 15'8" x 10'10" (4.77 m x 3.31 m) overall measurement.

Dining Area with archway through to garden room and opening to kitchen, radiator.

Kitchen fitted with a matching range of natural finish wall and base units with drawers having roll edge work surfaces over with tiled splashbacks and inset single sink unit with mixer tap. Integrated cooking appliances include electric oven/grill with four ring halogen hob and extractor over. Plumbing for automatic washing machine, recess for upright fridge freezer (subject to measurements). Door through to family room/playroom.

GARDEN ROOM 15'1" x 7'11" (4.59 m x 2.42 m) Of brick and glazed construction under a mono pitched polycarbonate roof with radiator, two windows to rear and door to garden.

REAR RECEPTION ROOM 17'7" x 7'7" (5.35 m x 2.32 m) with a variety of potential uses such as work from home office, playroom or music room. There is a double glazed window to rear, radiator and door through to:-

UTILITY / CLOAKROOM 8'7" x 7'8" (2.61 m x 2.34 m) overall measurement. Cloaks area with a vanity unit with an inset wash hand basin and tiled splashbacks Separate WC. Radiator. Utility Area with matching wall and base cupboards adjacent to which is plumbing and space for automatic washing machine. There is also a work surface with tiled splashback. Personal door through

to the garage which was 2.65 m x 2.44 m and reduced in size to facilitate the utility/cloakroom with fitted shelving and up and over door.

FIRST FLOOR LANDING with window to side, radiator and hatch to roof space.

BEDROOM ONE 15'0" x 9'8" (4.56 m x 2.94 m) with double glazed window to front. Furniture to one wall comprising double wardrobes with adjacent bedside drawers either side of a double bed recess with additional overhead storage cupboards. Radiator.

BEDROOM TWO 8'11" x 8'10" (2.71 m x 2.68 m) with double glazed window to rear. Radiator.

BEDROOM THREE 6'9" x 5'11" (2.06 m x 1.81 m) plus all recess, with double glazed window to front. Radiator and cupboard housing factory hot water cylinder with three shelves.

BATHROOM with suite in white comprising panel enclosed bath with twin groups, mixer tap, shower unit over (not tested), unit with inset wash hand basin and WC. Fully tiled walls, glazed window to rear and radiator.

EXTERIOR As already stated, number 27 lies at the end of this cul-de-sac position within this sought after area of the village. It is setback from the road behind a frontage which consists of a driveway to one side providing parking for at least one vehicle, (subject to size), adjacent to this is a raised bed with several shrubs/perennials.

The rear garden was originally designed with low maintenance in mind and is predominantly paved with several fir trees at the rear. There is also a greenhouse and storage cupboard.

Tenure The property is freehold

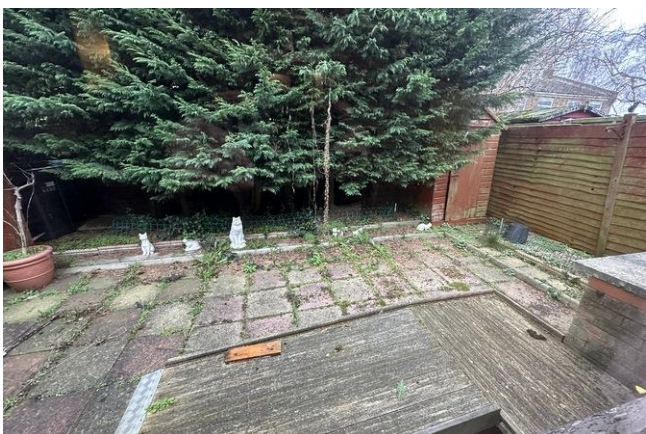
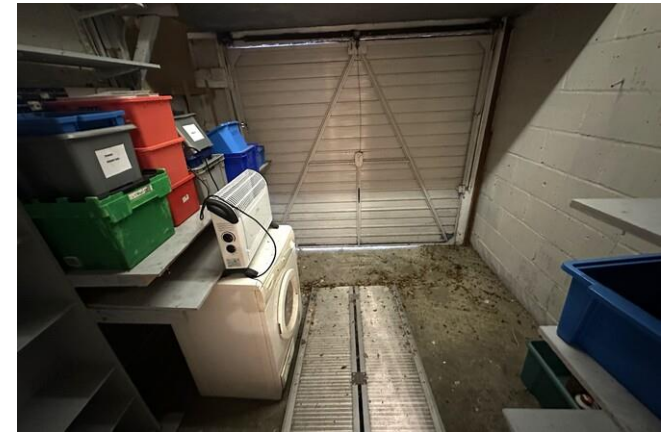
Council Tax Band C **EPC** To Follow

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

Please note that all viewings need to be accompanied as such as much notice would be appreciated in order to avoid any disappointment.

Ref GVD/7115





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.