



King Edgar Close, Ely, Cambridgeshire CB6 1DP

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A spacious four double bedroom semi-detached family home situated on a generous plot with an office garage conversion and set back from the road in a non-estate location.

- Entrance Lobby
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Rear Porch/Utility Room
- Downstairs Bathroom
- Four Bedrooms
- First Floor Shower Room
- Off Road Parking
- Front & Rear Gardens

Guide Price: £437,500



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 feature arched window and door leading to sitting room. Staircase rising to first floor with useful recess under.

SITTING ROOM 18'4" x 10'10" (5.60 m x 3.30 m) with double glazed window to front aspect, radiator, feature solid fuel stove with brick hearth and surround, laminate flooring, archway leading to:-

DINING ROOM 10'6" x 8'8" (3.20 m x 2.65 m) with double glazed bay window to rear aspect, full length radiator, laminate flooring and archway to:-

KITCHEN/BREAKFAST ROOM 14'9" x 8'11" (4.50 m x 2.71 m) Fitted with a matching range of wall and base units with work surfaces over and inset I & 1/2 bowl stainless steel sink unit with mixer tap. Inset four ring Neff electric hob with built-in oven below. Double glazed window to rear aspect, pantry style under stair storage cupboard housing the recently installed consumer unit. Recess for fridge freezer (subject to measurements), door to:-

REAR PORCH/UTILITY ROOM with heated towel rail. Plumbing and space for washing machine and space for tumble dryer. Laminate flooring, door to:-

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Heated towel rail, double glazed window to rear aspect.

STUDY/SNUG 14'9" x 9'6" (4.50 m x 2.90 m) Converted from the previous garage - dual aspect with double glazed window to front aspect and double glazed full length windows to the rear. Two radiators, laminate flooring.

FIRST FLOOR LANDING with access to loft. Built in airing cupboard housing the Viessmann boiler and slatted shelves.

BEDROOM ONE 14'1" x 11'0" (4.30 m x 3.35 m) with double glazed window to front aspect. Built-in seven door wardrobe with overhead storage and hanging space. Radiator, exposed wood flooring.

BEDROOM TWO 13'11" x 8'9" (4.25 m x 2.67 m) with two double glazed windows to rear aspect. Radiator.

BEDROOM THREE 13'11" x 11'6" (4.25 m x 3.50 m) with double glazed window to front aspect. Radiator. Built-in two double wardrobes with overhead storage and hanging space.

BEDROOM FOUR 10'4" x 8'10" (3.15 m x 2.70 m) with double glazed window to rear aspect. Radiator. Built-in three door wardrobe with overhead storage and hanging space.

SHOWER ROOM Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and walk-in double shower with mermaid style splashbacks. Laminate flooring.

EXTERIOR To the front is a driveway leading to off road parking and a lawned garden area. The rear garden offers an excellent level of privacy and is fully enclosed by wood panel fencing, it is predominantly laid to lawn with a patio area and gated access at the rear. Outside tap. Timber sheds.

Tenure The property is Freehold

Council Tax Band D **EPC** D (62/74)

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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.