



Dean Peacock Court, Ely, CB6 1BW

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## Dean Peacock Court, Ely Cambridgeshire CB6 1BW

A two bedroom semi-detached bungalow which lies in an appealing end of cul-de-sac position, a little over a mile from the City centre.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- CONSERVATORY
- GARAGE
- OFF ROAD PARKING
- NO UPWARD CHAIN

**Guide Price: £285,000**



**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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 entrance door with leaded light style glazed inset, radiator, hatch to roof space, linen cupboard with slatted shelves, wall mounted Baxi gas boiler serving the central heating and hot water systems with a separate timer clock and programmer.

**LIVING ROOM** 15' 10" x 10' 11" (4.83m x 3.35m) with double glazed window to front. Radiator, wall mounted contemporary electric fire.

**KITCHEN** 8' 11" x 8' 11" (2.74m x 2.73m) with door and double glazed window to conservatory. Comprehensively fitted with a matching range of wood effect wall and base units with drawers, roll edge work surfaces over and tiled splashbacks, inset single drainer stainless steel sink unit, built-in double oven/grill with

four ring ceramic hob over, recess for fridge freezer (subject to measurements), space and plumbing for washing machine. Radiator.

**CONSERVATORY** 11' 9" x 7' 11" (3.59m x 2.42m) Of double glazed construction with double doors to garden.

**BEDROOM ONE** 11' 10" x 9' 9" (3.63m x 2.98m) with double glazed window to rear. Radiator.

**BEDROOM TWO** 9' 1" x 7' 10" (2.78m x 2.40m) with double glazed window to front. Radiator.

**REFITTED SHOWER ROOM** Formerly the bathroom which has since been refitted with a white suite comprising an almost full width vanity unit with drawers and inset wash hand basin with mixer tap, WC to the other side and walk-in shower cubicle. Fully tiled walls, wall mounted chrome finish towel rail/radiator.

**EXTERIOR** The property lies at the very end of this small cul-de-sac and is set back behind a frontage which is laid to lawn either side of a central pathway with two fruit trees. In front of this is a driveway which in turn leads to the garage measuring 16' 6" x 8' 2" (5.05m x 2.51m) which has a window and personal door. The rear garden consists of a paved patio from the house beyond which it is predominantly laid to lawn and bordered by a variety of shrubs and small trees.

**TENURE** The property is freehold.  
**COUNCIL TAX** Band C

**VIEWINGS** By Arrangement with Pocock & Shaw  
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**REF** GVD/6473







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

