



Kitson Gardens, Stretham, Ely, Cambridgeshire CB6 3XR

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An extended semi-detached four bedroom two bathroom home with the benefit of a second floor loft room, off road parking and gardens in this popular village location.

- Entrance Hall
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Four Bedrooms (One with En Suite & Dressing Area)
- Family Bathroom
- Second Floor Loft Room
- Driveway Parking
- Front & Rear Gardens

Guide Price: £395,000



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE HALL with staircase rising to first floor, radiator. Door to:-

SITTING ROOM 19'6" x 11'10" (5.94m x 3.61m) Dual aspect room with double glazed windows to front and side, laminate flooring, radiator. Opening to:-

DINING ROOM 12'6" x 8'2" (3.81m x 2.49m) with double glazed window and French doors leading to the rear garden, understairs storage cupboard, laminate flooring, radiator. Door to breakfast area and door to hall.

KITCHEN/BREAKFAST ROOM 19'0" x 12'10" (5.79m x 3.91m) with double glazed window and door to rear. Fitted with a range of matching wall and base units with drawers, worksurfaces over and inset single drainer sink unit with mixer taps. Fitted oven, hob and extractor fan, plumbing for dishwasher, spotlights. Door through to:-

UTILITY ROOM 8'7" x 8'0" (2.62m x 2.44m) with plumbing for washing machine, base units with inset single drainer sink unit, laminate flooring, radiator. Door through to:-

CLOAKROOM with double glazed window to front. Fitted with a two piece suite comprising low level WC and wash hand basin.

FIRST FLOOR LANDING with airing cupboard housing hot water tank, radiator and staircase leading to the second floor.

PRINCIPAL BEDROOM 18'8" x 11'9" (5.69m x 3.58m) with double glazed window to front, radiator, door to:-

DRESSING ROOM 12'5" x 5'0" (3.78m x 1.52m) with fitted shelves and hanging rails. Door to:-

EN-SUITE BATHROOM with double glazed window to rear. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, and bath with shower attachment and screen. Heated towel rail.

BEDROOM TWO 15'0" x 10'3" (4.57m x 3.12m) with two double glazed windows to front, fitted floor to ceiling shelving, radiator.

BEDROOM THREE 8'9" x 6'3" (2.67m x 1.91m) with double glazed window to rear. Radiator.

BEDROOM FOUR 8'4" x 8'1" (2.54m x 2.46m) with double glazed window to rear. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment and screen.

SECOND FLOOR LOFT ROOM 18'5" x 11'10" (5.61m x 3.61m) Dual aspect with windows to front and rear, laminate flooring, two fitted eaves storage cupboards, radiator.

EXTERIOR To the front of the property there is a lawned garden and an adjacent driveway providing vehicular parking and further parking area to the front of the property. There is also potential for a garage (subject to planning permission) to the front of the property.

Side access and pathway leads to the rear garden which is predominantly laid to lawn with a patio area. Oil tank.

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

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Ref MJW/6856





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.