



Kingsley Walk, Ely, Cambridgeshire CB6 3BZ

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A superbly appointed four double bedroom double fronted detached residence which lies within landscaped gardens in a highly sought after cul-de-sac location across the road from St. Johns School, approximately one mile from the City centre.

- Entrance Hall & Cloakroom
- Dual Aspect Living Room
- Dining Room
- Kitchen & Utility Room
- Principal Bedroom with En-Suite
- Three Further Double Bedrooms
- Bathroom
- Driveway Parking & Garage
- Front & Rear Gardens

Guide Price: £530,000



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 Entrance door with glazed insets, staircase rising to first floor with storage area under, radiator.

CLOAKROOM Fitted with a suite in white comprising close coupled WC and wash hand basin with tiled splashbacks. Radiator, extractor fan.

DUAL ASPECT LIVING ROOM 21'8" x 11'7" (6.60 m x 3.54 m) Dual aspect room with double glazed windows to front and double glazed sliding doors to rear garden. Fireplace with inset coal effect gas fire, sat on a raised marble hearth with matching insets and white painted surrounds. Two radiators.

DINING ROOM 11'7" x 10'9" (3.52 m x 3.27 m) Dual aspect room with double glazed windows to front and side. Radiator and door to:-

KITCHEN 11'7" x 11'7" (3.52 m x 3.52 m) with double glazed window to rear. Comprehensively fitted with a matching range of wall and base units in a natural finish with drawers, roll edge work surfaces over with matching upstands and inset 1 & 1/3 bowl single drainer sink unit with mixer taps. Built-in appliances include an integrated dishwasher, an AEG oven/grill with four ring gas hob, stainless steel splashback panel and matching extractor hood over. Recess for upright fridge freezer (subject to measurements), wall mounted gas boiler serving the central heating and hot water systems, ceramic tiled floor and archway through to:-

UTILITY ROOM 6'8" x 6'4" (2.02 m x 1.92 m) with wall and base units matching with Kitchen, roll edge work surfaces over and matching upstands. Plumbing and space for washing machine, additional appliance space for tumble dryer, ceramic tiled floor, double glazed window to rear and door to garden. Radiator.

FIRST FLOOR LANDING with hatch to insulated and partially boarded roof space with fitted ladder. Radiator. Airing cupboard with factory lagged water cylinder above which are two linen shelves and power point.

PRINCIPAL BEDROOM 11'9" x 10'2" (3.59 m x 3.11 m) to wardrobes. Two double glazed windows to front. Built-in wardrobes to one wall comprising two doubles with hanging rail and shelf. Radiator and door through to:-

EN-SUITE SHOWER ROOM Recently fitted and a fully tiled suite in white comprising close coupled WC, pedestal wash hand basin with central mixer tap and tiled shower cubicle. Halogen downlighters to ceiling, extractor fan, shaver point, towel rail/radiator and tiled floor.

BEDROOM TWO 12'7" x 10'11" (3.83 m x 3.34 m) with double glazed window to front. Radiator.

BEDROOM THREE 10'11" x 9'1" (3.34 m x 2.78 m) with double glazed window to rear overlooking the garden. Radiator.

BEDROOM FOUR 11'10" x 9'1" (3.60 m x 2.78 m) with double glazed window to rear overlooking garden. Radiator.

BATHROOM with double glazed window to rear. Suite in white comprising close coupled WC, wash hand basin with mixer tap and panel enclosed bath with twin grips and mixer taps with hand shower attachment. Ceramic tiled floor, shaver point, towel rail/radiator. Downlighters to ceiling and extractor fan.

EXTERIOR Kingsley Walk is a relatively small sought after cul-de-sac of properties which lie just off Beresford Road, across the way from St. Johns School.

The property is set back from the road behind a garden which extends to one side and consists of a gravel bed bordered by beds with a wide range of perennials, small trees and shrubs. Adjacent to the property is a block paved driveway which provides hard standing for three vehicles (subject to measurements) which in turn leads to the **GARAGE**. Charging point. The rear garden is a particular feature of the property. To one side it consists of a paved patio from the house, beyond which is a shaped lawn and bordered either side by shrubs and perennials. Beyond this is a paved patio, whilst to the side of the property it is paved and gravel with a planted border to one side.

GARAGE with up and over door, power and light.

Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

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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.