



Potters Lane, Ely, CB7 4BX

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## Potters Lane, Ely, CB7 4BX

A deceptively spacious and extended four bedroom semi-detached house located within walking distance of Ely City centre and mainline railway station. The property is beautifully presented with the benefit of driveway and garage and set in large mature gardens.

- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Ground Floor Bathroom
- Four Bedrooms (En-Suite to Principal Bedroom)
- Driveway Parking & Garage
- Mature Gardens to Front & Rear
- Central City Location
- Walking Distance to Mainline Railway Station

**Guide Price: £450,000**





**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 feature stained glass window, staircase rising to first floor with useful storage cupboard under, Karndean flooring which continues to the Kitchen. Radiator.

**SITTING ROOM** 14'11" x 14'1" (4.55 m x 4.28 m) with double glazed window to front aspect, radiator, feature solid fuel burner with attractive surround and hearth.

#### **OPEN PLAN KITCHEN/DINING ROOM**

**DINING AREA** 9'10" x 6'9" (3.00 m x 2.06 m) with Karndean flooring, full length vertical radiator. Door leading to pantry/laundry room with Viessmann wall mounted boiler, plumbing for washing machine and space for wine cooler.

**KITCHEN** 13'7" x 9'10" (4.15 m x 3.00 m) with double glazed window and double glazed patio doors opening to rear garden, feature pyramid ceiling light. Fitted with an attractive range of wall and base units with work surfaces over, inset 1 & 1/2 stainless steel sink unit with mixer tap, built-in Bosch dishwasher, built-in Bosch double oven, AEG induction hob with Siemens extractor canopy over. Karndean flooring.

**BEDROOM TWO / STUDY** 12'0" x 10'2" (3.67 m x 3.10 m) with double glazed window to rear aspect. Radiator.

**DOWNSTAIRS FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and 'P' shaped bath with separate shower attachment over. Tiled surrounds, heated towel rail, opaque double glazed window to side aspect, Karndean flooring.

**FIRST FLOOR LANDING** with double glazed window to side aspect, access to loft.

**PRINCIPAL BEDROOM** 16'2" x 14'0" (4.92 m x 4.27 m) with Velux window to rear aspect having views over towards Ely Cathedral. Double glazed dormer window to front aspect, radiator.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and corner shower cubicle. Feature corner mirror, heated towel rail, vinyl flooring.

**BEDROOM FOUR** 8'6" x 5'9" (2.60 m x 1.75 m) with Velux window to front aspect - ideal for a home office.

**BEDROOM THREE** 8'10" x 7'3" (2.69 m x 2.20 m) with double glazed window to side aspect. Useful storage recess, radiator.

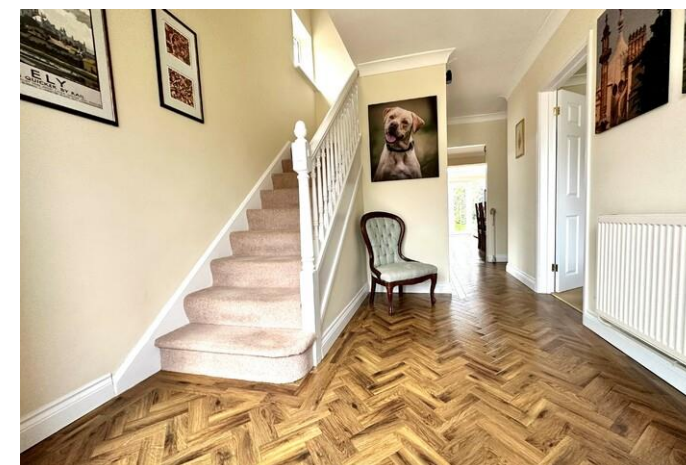
**EXTERIOR** To the front of the property there is a large garden which is predominantly laid to lawn with established trees and hedge borders. Gravelled driveway to the side allows off road parking for numerous vehicles which in turn leads to the single DETACHED GARAGE with up and over door, power and lighting. Side gated access leads to the rear garden which offers an excellent level of privacy and is mainly laid to lawn with feature diamond steppingstone pathway leading through an archway to a further garden area to the rear. To the side the property is bordered by hedging and established plants and a large patio area directly behind the house. Outside tap.

**AGENTS NOTE** The current owners have notified us that Japanese knotweed has previously been fully treated under a fully insured operation.

**Tenure** - The property is Freehold  
**Council Tax** - Band C                      **EPC** C (71/85)

**Viewing** - By Arrangement with Pocock & Shaw  
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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. 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.