



Cam Drive, Ely, CB6 2WH

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Cam Drive, Ely, Cambridgeshire, CB6 2WH

An attractive five double bedroom detached family home with double garage, situated on a much sought after small development close to local schooling and the Isle of Ely Leisure Park.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Principal Bedroom with En-Suite Shower Room
- Four Further Bedrooms (one with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Established Gardens
- Driveway Parking
- Double Garage

Guide Price: £575,000



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 with entrance door to front aspect, staircase rising to first floor, radiator, wall mounted thermostat and alarm panel. Laminate flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled splashbacks, radiator.

DUAL ASPECT SITTING ROOM 20'8" x 10'9" (6.31 m x 3.27 m) with double glazed patio doors opening to rear landscaped garden and two double glazed sash style windows to front aspect. Two radiators, feature open fire with attractive surround.

KITCHEN/BREAKFAST ROOM 17'0" x 12'4" (5.17 m x 3.75 m) with two double glazed sash style windows to rear aspect and patio door. Fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 bowl composite sink unit with mixer tap over. Space for range style cooker with extractor canopy over, integrated appliances include dishwasher and fridge freezer, plumbing for washing machine, vinyl flooring and radiator.

DINING ROOM 12'6" x 12'0" (3.82 m x 3.66 m) with two double glazed sash style windows to front aspect, two radiators.

FIRST FLOOR LANDING

BEDROOM ONE 12'4" x 10'9" (3.77 m x 3.28 m) with two double glazed sash style windows to front aspect, radiator, two built-in double wardrobes with overhead storage and hanging space, two radiators and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Opaque window to rear aspect, tiled surrounds, shaver point and radiator.

BEDROOM TWO 11'3" x 11'0" (3.42 m x 3.35 m) with double glazed window to rear aspect, radiator, built-in four door wardrobe with overhead storage and hanging space. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Tiled surrounds, shaver point, radiator and opaque window to rear aspect.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with telephone style mixer tap over. Tiled surrounds, shaver point, opaque window to rear aspect.

BEDROOM THREE 11'0" x 8'5" (3.36 m x 2.56 m) with two double glazed windows to front aspect, double wardrobe with overhead storage and hanging space, radiator.

SECOND FLOOR LANDING with a useful recess ideal for an office/reading area. Built-in storage cupboard housing the water tank.

BEDROOM FOUR 17'9" x 13'6" (5.42 m x 4.12 m) Dual aspect room with double glazed dormer window to front aspect and Velux window to rear. Two radiators, built-in storage into eaves. Access to loft.

BEDROOM FIVE 16'9" x 10'11" (5.11 m x 3.33 m) Dual aspect with double glazed dormer window to front aspect and Velux window to rear. Two radiators.

EXTERIOR To the front the property is approached by a shared driveway with the neighbouring properties. Established front garden and double width driveway which in turn leads to the double detached garage to the side. The rear garden can be accessed by a side gate, it is certainly a feature to be noted as it offers an excellent level of privacy. There are established plant and shrub borders, large gravelled area to the rear of the garage which is ideal for a further office/studio and patio area directly behind the property.

DOUBLE GARAGE 19'2" x 18'1" (5.85 m x 5.52 m) with two single up and over doors opening to front, power and lighting, personal door leading to rear garden.

Tenure The property is Freehold

Council Tax Band F **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.