



Merlin Drive, Ely, Cambridgeshire CB6 3EE

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Merlin Drive, Ely, Cambridgeshire, CB6 3EE

An extended and recently modernised link-detached four bedroom house which lies in a desirable location less than 1/2 a mile from the City centre and local schools.

- Entrance Lobby & Store Room
- Sitting Room
- Open Plan Kitchen / Dining Room
- Utility Room & Shower Room
- Four Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Off Road Parking

Guide Price: £389,950



ENTRANCE LOBBY with double glazed window and entrance door to front, feature tiled flooring, door to:-

STORE ROOM 8'5" x 7'7" (2.57 m x 2.32 m) Formerly part of the garage which has been converted - with up and over door, power, lighting and corner sink unit.

SITTING ROOM 16'0" x 12'10" (4.87 m x 3.90 m) with double glazed window to front, radiator, staircase rising to first floor with useful storage recess under, fireplace recess, double doors opening up to:-

OPEN PLAN KITCHEN / DINING ROOM 25'11" x 10'2" (7.90 m x 3.5 m)

This is certainly a feature to be note as it has been beautifully designed to create a lovely spacious family area.

Kitchen area with a matching range of wall and base units, work surfaces over, metro style tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, built-in double oven with five ring gas hob and extractor canopy over, built-in appliances include dishwasher and fridge freezer, radiator, double glazed window to front, breakfast bar and Kardean vinyl tile flooring which continues through to the Dining area.

Dining area with double glazed window to rear and double glazed patio doors opening to rear. Radiator, built-in double storage cupboard currently in use as a pantry. Four way dimmer switches.

UTILITY ROOM Fitted with matching wall and base units, work surfaces over, tiled splashbacks, inset stainless steel sink unit with mixer tap over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer and space for free standing storage, radiator.

SHOWER ROOM Fitted with a modern three piece suite comprising low level WC, vanity unit with inset wash hand basin and shower cubicle. Tiled splashbacks, heated towel rail, vinyl flooring.

FIRST FLOOR LANDING with access to loft, built-in airing cupboard.

BEDROOM ONE 12'5" x 9'9" (3.78 m x 2.96 m) with full length double glazed window to front, radiator, built in double wardrobe with mirrored sliding doors.

BEDROOM TWO 11'0" x 9'0" (3.35 m x 2.75 m) Dual aspect with double glazed windows to front and rear, radiator.

BEDROOM THREE 9'2" x 8'10" (2.79 m x 2.69 m) with double glazed window to rear, radiator, built-in double wardrobe.

BEDROOM FOUR 6'11" x 6'0" (2.10 m x 1.82 m) with double glazed window to front, built-in overstairs storage cupboard, radiator.

FAMILY BATHROOM with opaque double glazed window to rear. Fitted with a modern three piece suite comprising vanity unit with inset wash basin, low level WC and panel enclosed bath with shower over. Tiled splashbacks, heated towel rail.

EXTERIOR To the front there is a lawned garden with pathway to the front door and an adjacent driveway giving off road parking. Rear enclosed garden which is predominantly laid to lawn with a paved patio area and timber shed.

Tenure - The property is Freehold

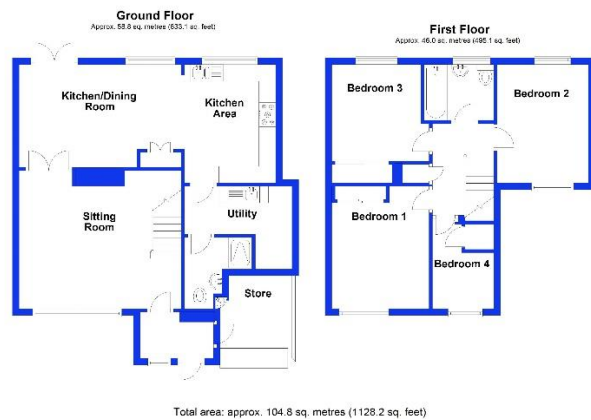
Council Tax - Band D

EPC To follow

Viewing - By Arrangement with Pocock & Shaw
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Ref 6641





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.

