



Yorke Way, Ely, Cambridgeshire CB6 3DT

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## Yorke Way, Ely, Cambridgeshire, CB6 3DT

A charming three bedroom detached bungalow situated on a generous corner plot on this highly sought after established development within walking distance of the City centre.

- Entrance Porch & Hallway
- Fitted Kitchen
- Sitting / Dining Room
- Three Bedrooms
- Wet Room
- Front, Side & Rear Gardens
- Garage & Driveway Parking for 2/3 vehicles

**Guide Price: £395,000**





**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 PORCH** Enclosed porch area with window to side aspect and door to:-

**ENTRANCE HALL** with entrance door and double glazed window to front, fitted cabinet, laminate flooring, radiator.

**KITCHEN** 9'0" x 7'1" (2.75 m x 2.15 m) with double glazed window to front. Fitted with an attractive range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over, wall mounted enclosed consumer unit, appliance spaces for cooker and fridge freezer, space and plumbing for washing machine and slimline dishwasher, vinyl flooring and service hatch opening to:-

**SITTING/DINING ROOM** 16'1" x 12'10" (4.90 m x 3.92 m) with double glazed full length window to front, two radiators, feature electric log effect fire with attractive surround, dimmer switch, door to:-

**INNER HALLWAY** with access to loft, built-in storage cupboard with shelving.

**BEDROOM ONE** 13'9" x 10'0" (4.18 m x 3.05 m) with double glazed window to rear, radiator, built-in wardrobes comprising two doubles with overhead storage and hanging space.

**BEDROOM TWO** 10'2" x 7'9" (3.10 m x 2.35 m) with double glazed patio doors opening to rear garden. Radiator.

**BEDROOM THREE** 7'1" x 5'11" (2.16 m x 1.80 m) with double glazed window to side. Radiator.

**WET ROOM** with opaque double glazed window to side. Fully tiled suite fitted with a low level WC, wash hand basin and electric wall mounted shower unit. Extractor fan.

**EXTERIOR** The property is situated on a generous corner plot with beautiful established front and side gardens and pathway leading to front door. Pathway then leading to gated access which in turn leads to the rear garden.

The rear garden is fully enclosed by wood panel fencing and brick wall. It is predominantly laid to lawn with a feature patio area and plant and shrub borders.

Personal door leads to the **GARAGE** which has recently been fitted with double glazed doors and window aspects each side, power and lighting. Ideal space for an office or 'man cave'. Off road parking for 2 / 3 vehicles (subject to measurements).

**Tenure** The property is Freehold

**Council Tax** Band C

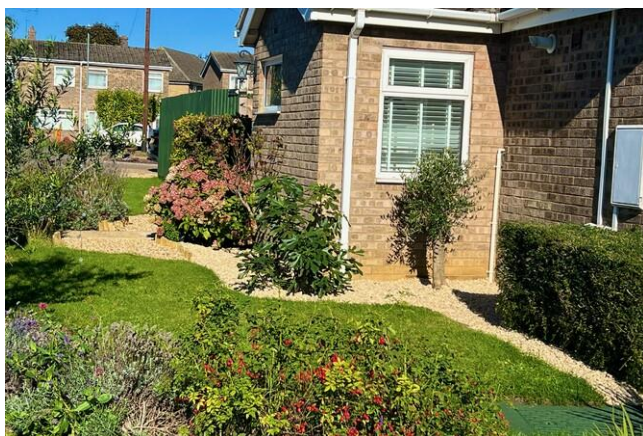
**EPC** D (66/84)

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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.