



Stour Green, Ely, Cambridgeshire CB6 2WR

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A beautifully presented six bedroom detached family home offering versatile accommodation with a double garage to the rear and situated in a prime location overlooking Stour Green. No Upward Chain.

- Entrance Hall & Cloakroom
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Family Room/Conservatory
- Six Bedrooms over Two Floors
- Two En-Suites & Family Bathroom
- Driveway Parking
- Double Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £600,000



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 staircase rising to first floor and useful storage recess under, radiator, laminate flooring.

SITTING ROOM 15'0" x 15'0" (4.57 m x 4.56 m) with double glazed patio doors opening to rear garden. Feature fire surround with marble hearth, double doors opening to Dining room and two double glazed windows to side.

DINING ROOM 13'1" x 9'9" (3.98 m x 2.98 m) Dual aspect room with double glazed window to front overlooking Stour Green and double glazed window to side. Radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM 15'0" x 10'5" (4.57 m x 3.18 m) Fitted with an attractive bespoke range of wall and base units with marble work surfaces over, tiled splashbacks and inset 1 & 1/2 bowl Franke sink unit with mixer tap. Built-in appliances include fridge freezer, washing machine and space for dishwasher. Space for range style five ring cooker with Bosch extractor canopy over. Breakfast bar, feature full length radiator, wine rack, ceramic tiled flooring and door leading to:-

FAMILY ROOM/CONSERVATORY 21'9" x 11'8" (6.62 m x 3.55 m) This room is certainly a feature to be noted. It offers an excellent space opening up with easy access to the garden, polycarbonate roof and double glazed windows and doors. Two radiators and laminate flooring.

DOWNSTAIRS CLOAKROOM with window to side. Fitted with a fully tiled two piece suite comprising low level WC and wash hand basin with mixer tap. Built-in cabinet, radiator, sunken spotlights and ceramic tiled flooring.

FIRST FLOOR LANDING with double glazed window to front, airing cupboard, radiator.

BEDROOM TWO 12'10" x 12'4" (3.90 m x 3.77 m) with two double glazed windows overlooking Stour Green and double glazed window to side. Built-in double wardrobe with overhead storage and hanging space, radiator, door into:-

EN-SUITE Fitted with a three piece comprising low level WC, vanity unit with inset wash hand basin and corner shower cubicle. Radiator, tiled splashbacks, sunken spotlights, extractor fan and ceramic tiled flooring.

BEDROOM FOUR 12'9" x 7'4" (3.88 m x 2.23 m) Dual aspect with double glazed windows to rear and side. Built-in double wardrobe with overhead storage and hanging space. Radiator.

BEDROOM FIVE 10'9" x 7'5" (3.27 m x 2.27 m) with double glazed window to rear. Double wardrobe with overhead storage and hanging space. Radiator.

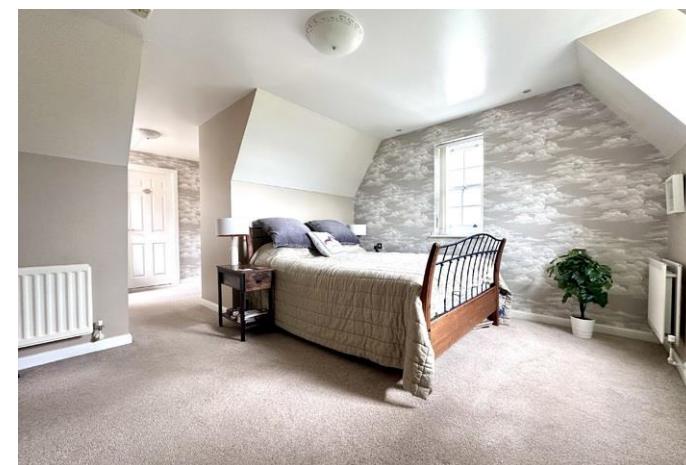
BEDROOM SIX 8'8" x 7'3" (2.63 m x 2.21 m) with double glazed window to rear. Radiator. Currently with four door built-in wardrobe with overhead storage and hanging space.

FAMILY BATHROOM with double glazed window to front. Fitted with a fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath with mixer tap over. Shaver point, extractor fan, radiator and ceramic tiled flooring.

SECOND FLOOR LANDING Airing cupboard with slatted shelves.

BEDROOM THREE 12'0" x 9'5" (3.66 m x 2.86 m) with double glazed dormer window to front and Velux window to rear, sunken spotlights, access to loft, radiator and laminate flooring.

BEDROOM ONE 12'11" x 11'3" (3.93 m x 3.42 m) Dual aspect with double glazed dormer window to front and double glazed window to side. Radiator. Opening to:-



WALK-IN DRESSING AREA with three fitted double wardrobes with overhead storage and hanging space, recess ideal for dressing table, Velux window, access to loft and radiator. Door to:-

EN-SUITE Fitted with a fully tiled four piece suite comprising low level WC, vanity unit with inset wash hand basin, bath with mixer tap over and shower cubicle. Double glazed window to rear, walk-in laundry cupboard, shaver point, radiator and ceramic tiled flooring.

EXTERIOR The property is situated on the corner of Stour Green with views over the park. Lawned front garden with pathway to front door, side gated access then leads to the rear. The rear garden offers an excellent level of privacy and is fully enclosed by wood panel fencing and brick wall. Predominantly laid to lawn with a raised decking area, large patio area which continues through to the side of the garage where there is a personal door into the garage.

DOUBLE GARAGE with two single up and over doors, power and lighting. Directly in front of the garages there is off road parking for several vehicles which is approached from Wensum Way.

Tenure - The property is Freehold

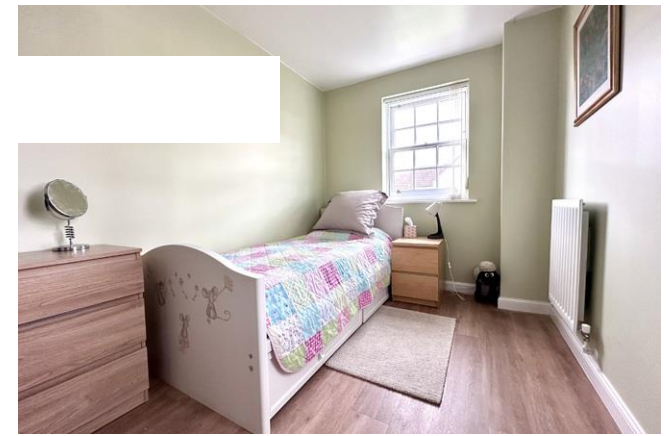
Council Tax - Band E **EPC** C (72/82)

Viewing - By Arrangement with Pocock & Shaw
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Ref MJW/6963



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.



Total area approx. 188.8 sq. metres (1807.3 sq. feet)