



Compton Fields, Ely, Cambridgeshire CB6 1ED

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A particularly well appointed three bedroom detached property with two bathrooms (one en-suite), double garage and driveway parking which lies in an appealing end of cul-de-sac position, a little over a mile from the centre of Ely.

- Entrance Hall & Cloakroom
- Dual Aspect Living Room
- Dining Room
- Conservatory
- Kitchen Opening to Utility Room
- Three Bedrooms
- En-Suite Shower Room to Principal Bedroom
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking for at least 5 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 HALL with natural oak solid wood flooring, PVCu entrance door with full height adjacent window, radiator, staircase rising to first floor.

CLOAKROOM with natural oak solid wood flooring, suite in white comprising wash hand basin and WC, radiator, tiling to dado height, double glazed window to side.

DUAL ASPECT LIVING ROOM 17'2" x 10'0" (5.23 m x 3.06 m) plus recess. Double glazed window to front, double glazed double French doors with adjacent window to Conservatory, two radiators, feature fireplace with fitted electric fire, exposed brick surround and timber mantle shelf.

DINING ROOM 9'8" x 9'4" (2.95 m x 2.85 m) with double doors from the hallway, double glazed window to front, radiator.

KITCHEN 11'6" x 11'8" (3.50 m x 3.55 m) with double glazed window to rear. Comprehensively fitted with a matching range of natural finish wall and base units with drawers and roll edge work surfaces over, tiled splash backs, inset 1 & 1/3 stainless steel single drainer sink unit with mixer tap. Built-in cooking appliances include a double oven/grill, four ring gas hob and extractor hood over. Plumbing for dishwasher, cupboard housing the gas fired boiler serving the central heating and hot water systems. Upright radiator, opening to:-

UTILITY ROOM 6'1" x 4'11" (1.85 m x 1.51 m) with double glazed door to side. Matching wall mounted cupboard, work surface, space and plumbing for washing machine, recess suitable for upright fridge/freezer (subject to measurements). Radiator.

CONSERVATORY 12'10" x 8'11" (3.90 m x 2.73 m) Of brick and double glazed construction with two sets of double French doors, two pairs of windows, pitched glazed roof and ceramic tiled floor.

FIRST FLOOR LANDING with double glazed window to rear, built-in double cupboard housing the hot water cylinder with slatted linen shelves and hanging rail.

BEDROOM ONE 11'7" x 9'7" (3.54 m x 2.93 m) x 2.95m. Fitted wardrobes to one wall with sliding doors, adjacent to which is an overstairs storage cupboard which gives access to the loft space, double glazed window to front, radiator, door to:-

EN-SUITE SHOWER ROOM Fully tiled suite in white comprising WC, pedestal wash hand basin with mixer tap and shower cubicle. Double glazed window to side. Radiator.

BEDROOM TWO 10'0" x 8'8" (3.04 m x 2.65 m) with double glazed window to front, fitted wardrobes to one wall comprising three singles, radiator.

BEDROOM THREE 8'2" x 6'10" (2.50 m x 2.09 m) with double glazed window to rear. Currently used as an office with radiator and wood effect flooring.

BATHROOM with double glazed window to rear. Fully tiled white suite comprising panel enclosed bath with separate shower unit over, pedestal wash hand basin with mixer tap and close coupled WC. Three built-in cupboards, radiator.

EXTERIOR The property lies towards the end of the cul-de-sac. It is set back from the road behind a front garden which is laid to lawn with flower beds either side of a block paved pathway and two mature trees. Adjacent to the property is a block paved driveway which provides parking for 5 - 6 vehicles depending on dimension*. This in turn leads to a double detached garage with twin doors, one of which is electrically operated, and has power and light. The rear garden is predominantly laid to lawn either side of a central pathway which in turn leads to a Wisteria clad pergola. There are borders with a variety of shrubs, timber panel fencing and outside tap. Personal door to garage.





Tenure - The property is Freehold

Council Tax - Band D

EPC To be confirmed

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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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.