



Houghton Gardens, Ely, CB7 4JN

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Houghton Gardens, Ely, Cambridgeshire, CB7 4JN

A superb opportunity to purchase a substantial four bedroom three reception room detached bungalow with landscaped gardens and double garage which lies within one of the most prestigious City locations.

- 6.95m Sitting Room
- Superb 6.7m x 3.6m Orangery
- Dining Room
- Fitted Kitchen with views towards Ely Cathedral & St. Marys Steeple
- Cloaks/Utility Room
- Refitted En-Suite Bathroom to Principal Bedroom
- Bathroom
- Landscaped Front Garden with Driveway Parking & Double Garage
- South Facing Rear Garden with Rose & Lavender Beds

Guide Price: £795,000



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 Entrance door with double glazed insets, walk-in cloaks cupboard with shelving, additional cupboard housing wall mounted gas boiler which serves the central heating and hot water systems and linen shelf below.

SITTING ROOM 22'10" x 12'7" (6.95 m x 3.84 m) with two radiators, double glazed sliding patio doors to rear garden, opening to Dining room and double doors with glazed insets through to the Orangery. Contura wood burning stove, three wall light points.

ORANGERY 22'0" x 11'11" (6.70 m x 3.64 m) A stunning room with almost full width glazing with central double French doors, lantern with electrically operated window, air conditioning unit (hot or cold).

DINING ROOM 14'8" x 9'6" (4.46 m x 2.90 m) with double glazed sliding patio doors to the rear garden. Four wall light points, radiator, opening through to:-

FITTED KITCHEN 17'7" x 11'0" (5.36 m x 3.36 m) narrowing to 2.9m. Dual aspect room with door to side pathway and double glazed window to front. Extensively fitted with a matching range of contemporary high gloss wall and base units including drawers, cupboards with pull-out baskets and carousel units. Roll edge work surfaces with matching upstands and inset 1 & 1/3 bowl stainless steel single drainer sink unit. Plumbing and space for dishwasher,

integrated cooking appliances include a Hotpoint oven/grill and Baumatic stainless steel four ring gas hob with splashback panel and extractor hood over. Radiator, ceramic tiled flooring.

CLOAKS/UTILITY ROOM with double glazed window to rear. Matching high gloss wall and base units with inset wash hand basin and extendable mixer tap, tiled splashbacks. Plumbing and space for washing machine and close coupled WC. Radiator.

BEDROOM ONE 16'2" x 11'6" (4.94 m x 3.51 m) with door to Orangery, radiator, fitted wardrobe with mirrored sliding doors. Door to: -

EN-SUITE BATHROOM with double glazed window to side. Suite in white comprising vanity unit with inset WC and wash hand basin with mixer tap. Panel enclosed bath with mixer tap and shower attachment. Tiled surrounds, chrome finish towel rail/radiator. Downlighters to ceiling.

BEDROOM TWO 12'10" x 10'9" (3.92 m x 3.27 m) with window to Orangery, radiator and fitted wardrobe with mirrored sliding doors.

BEDROOM THREE 11'6" x 11'6" (3.51 m x 3.51 m) narrowing to 2.75m. Double glazed window to front. Radiator.

BEDROOM FOUR 10'8" x 8'1" (3.26 m x 2.47 m) with double glazed window to front. Radiator.

BATHROOM with double glazed window. Suite in white comprising panel enclosed bath with a central mixer tap and shower attachment, pedestal wash hand basin and low level WC. Tiled surrounds, downlighters to ceiling and radiator.

EXTERIOR The property is set back from the road behind a front garden which consists of beds with Lavender, Roses and Magnolia in between which is a block paved driveway which in turn leads to the double garage and provides off road parking for several vehicles. Beyond this is a further bed with a variety of shrubs and perennials. Side path with gated access to garden. The south facing rear garden is a particular feature of the property and consists of a full width paved terrace from beyond which are eight beds packed with Lavender and Roses. Finally, there is a raised bed at the very rear with a variety of perennials, shrubs and climbers. Two storage sheds and Silver Birch tree.





Tenure The property is Freehold
Council Tax Band F **EPC** To Follow
Viewing By Arrangement with Pocock & Shaw
 Tel: 01353 668091 Email: ely@pocock.co.uk
www.pocock.co.uk
Ref GVD/6747

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.