



Yorke Way, Ely, Cambridgeshire CB6 3DT

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Yorke Way, Ely, Cambridgeshire CB6 3DT

An extended three bedroom detached bungalow which lies in a convenient and sought after location approximately a mile from the City Centre.

- Entrance Hall
- Spacious Living Room
- Superb Garden Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating to Radiators
- Front Garden and Landscaped Rear Garden
- Garage & Driveway Parking

Guide Price: £465,000



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.

FITTED KITCHEN 12'6" x 6'11" (3.81 m x 2.12 m) with double glazed window to front and side entrance door. Fitted with a matching range of wall and base units with drawers, roll edge work surfaces, tiled splashbacks and inset single drainer stainless steel sink unit with mixer tap. Recess for upright fridge freezer (subject to measurements), built-in appliances include a Bosch electric oven/grill, Bosch four ring gas hob and extractor hood over. Wall mounted gas boiler serving the central heating and hot water systems. Integrated dishwasher and wood effect flooring. Door through to:-

LIVING ROOM 15'8" x 12'11" (4.78 m x 3.93 m) with double glazed window to front. Two radiators, fireplace with inset coal effect gas fire sat on a raised marble effect hearth with matching insets and surround. Door through to:-

INNER HALL Airing cupboard with hot water cylinder and linen shelf above, hatch to roof space.

BEDROOM ONE 13'11" x 9'10" (4.23 m x 3.00 m) with double glazed window to rear. Radiator, fitted furniture to one wall comprising three sliding mirrored doors.

BEDROOM TWO 13'6" x 10'1" (4.11 m x 3.07 m) with double glazed double French doors to the garden room. Radiator.

BEDROOM THREE 7'3" x 5'11" (2.20 m x 1.80 m) with double glazed window to side. Radiator.

SUPERB GARDEN ROOM 18'1" x 12'8" (5.50 m x 3.85 m) Measurements are from wall to pane. Vaulted ceiling, two radiators, double doors to rear garden.

SHOWER ROOM Refitted shower room with a suite comprising walk-in shower with overhead drencher and separate hand attachment, close coupled WC and pedestal wash hand basin. Radiator/towel rail. Ceramic tiled surround.

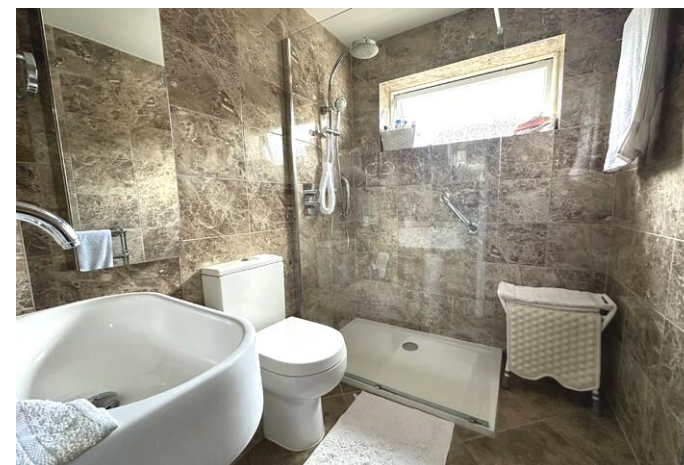
EXTERIOR The property is set back from the path behind a front garden consisting of two beds with a variety of perennials/shrubs. In-between which it is predominantly laid to lawn. Adjacent to this is a path and driveway which, via a wrought iron gate, in turn leads to the garage and provides off street parking for potentially several vehicles. The rear garden is a particular feature of the property. There is a patio immediately from the property beyond which it is predominantly laid to lawn with an additional paved area, ideal for outdoor entertainment, and borders packed with a variety of shrubs, perennials and small trees. There is also a summer house.

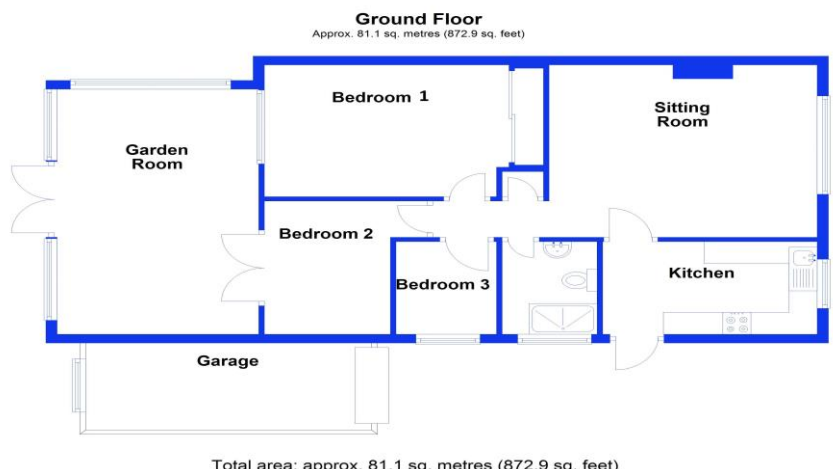
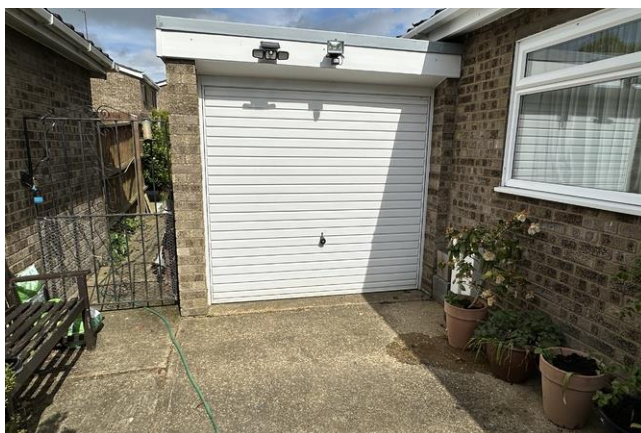
Tenure The property is Freehold

Council Tax Band C **EPC** D (64/80)

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Ref GVD/6935





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.