



Lynton Close, Ely, Cambridgeshire, CB6 1DJ

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## Lynton Close, Ely, Cambridgeshire, CB6 1DJ

A substantial and superbly appointed four/five bedroom individual detached residence which lies on a generous plot in this highly sought after City location.

- Open Plan Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Family Room
- Study/Bedroom Five
- Principal Bedroom with Dressing Area & En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Extensively Landscaped Rear Garden
- Off Road Parking with Charging Point
- Double Glazed Aluminium Windows

**Guide Price: £865,000**



**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** Obscure glass blocks and door to front. Radiator. Staircase rising to first floor. Ceramic tiled floor. Door to:-

**CLOAKROOM** with floor tiles matching hall. White suite comprising close coupled WC and basin with side mixer tap and mosaic tiled splashbacks.

**FAMILY ROOM** 12'0" x 11'0" (3.66 m x 3.35 m) with double glazed window to front. Laminate limed oak flooring. Radiator. Gas fire point and two wall light points.

**OPEN PLAN SITTING ROOM / DINING ROOM** 26'5" x 10'5" (8.06 m x 3.17 m) with three large sliding ID Systems aluminium doors to rear garden. Door to storage cupboard. Underfloor heating.

**DINING AREA** 13' 11" x 10' 6" (4.26m x 3.22m) with double glazed window to front and tiled flooring.

**KITCHEN/BREAKFAST ROOM** 14'11" x 13'6" (4.54 m x 4.11 m) maximum measurements. Comprehensively fitted with a matching range of matt finish soft closing contemporary wall and base units with quartz work surfaces over and matching upstands. Inset five burner Flex induction hob from Neff with matching extractor fan. Further built-in appliances from Neff include a double oven/grill, single oven and a compact oven/microwave combination. Matching island with Corian work surfaces over, sink unit, 4 in 1 boiling and filtered hot and cold tap and integrated Neff dishwasher. Recess and plumbing for American style fridge freezer. Radiator, door with glazed inset through to:-

**UTILITY ROOM** with double glazed window and door to rear. Fitted with wall and base units matching the Kitchen, inset Franke contemporary sink unit with mixer tap, fitted unit and cupboard to one wall with contemporary sliding doors, hanging space and shelving. Gas combination boiler. Underfloor heating.

**STUDY/BEDROOM FIVE** 14'1" x 8'10" (4.30 m x 2.68 m) with double glazed window to front. Laminate limed oak flooring. Underfloor heating. Door leading to en-suite WC with sink and overhead storage cupboard.

#### FIRST FLOOR LANDING

**PRINCIPAL BEDROOM SUITE** 16'4" x 14'8" (4.97 m x 4.46 m) maximum measurements.

**DRESSING AREA** fitted with wardrobes either side with part mirrored sliding doors. **EN-SUITE SHOWER ROOM** with double glazed window to rear. Fitted with a full width walk-in shower with mermaid/aqua boarding, vanity unit with inset wash hand basin with a central mixer tap & tiled splashbacks, and close coupled WC.

**BEDROOM TWO** 13'11" x 10'11" (4.25 m x 3.34 m) with double glazed window to front, fitted wardrobes with mirror fronted sliding doors, radiator.

**BEDROOM THREE** 12'0" x 11'0" (3.66 m x 3.35 m) with double glazed window to front. Fitted wardrobes with contemporary part mirrored sliding doors, radiator.

**BEDROOM FOUR** 8'5" x 7'10" (2.57 m x 2.40 m) with double glazed window to side. Radiator.

**FAMILY BATHROOM** with double glazed window to side. Fitted with a four piece suite comprising vanity unit with inset wash hand basin with mixer tap, WC, corner shower cubicle with aqua/mermaid boarding and panel enclosed bath with central mixer tap and separate hand shower attachment. Chrome finish towel rail/radiator.

**EXTERIOR** To the front of the property is a block paved driveway providing ample off road parking with a small slate bed.

The rear garden is a particular feature of the property. Firstly, there is a full width paved terrace from the house, beyond which the next part consists of a shaped lawn bordered by beds with numerous perennials, shrubs and small trees either side. A winding footpath then leads to the rest of the garden which, on one side is predominantly laid to lawn, bordered by a variety of hedgerow, shrubs and perennials, whilst to the other is a children's play area. Timber shed/summer house.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** C (73/80)

**Viewing** By Arrangement with Pocock & Shaw  
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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. (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