



Elmfield, Ely, CB6 1BE

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## Elmfield, Ely, Cambridgeshire CB6 1BE

A rare opportunity to acquire a four bedroom detached home, recently modernised throughout, situated in a small cul-de-sac with beautiful, landscaped gardens just a short walk from the City centre & with planning permission for a two storey extension Ref: 21/01746/FUL. No Upward Chain.

- Tiled Entrance Hall & Cloakroom
- Living Room
- Dining Room
- Refitted Kitchen
- Utility Room
- Four Bedrooms (Two with En-Suite Shower Rooms)
- Refitted Bathroom
- Delightful Established Rear Garden with Summer House
- Driveway & Integrated Garage with Electric Car Charging Point

**Guide Price: £699,950**





**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 take-aways. There are also the most wonderful countryside walks the Fen has to offer. Ely is unsurprisingly very popular with commuters due to its excellent road and rail links. 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.

**TILED ENTRANCE HALL** with contemporary entrance door with glazed insets and adjacent picture window to side, staircase rising to first floor with useful cupboard under, radiator, door to:-

**CLOAKROOM** with double glazed window to side. Refitted suite in white comprising pedestal wash hand basin with mixer tap, tiled splashbacks and close coupled WC. Tiled floor, wall mounted towel rail/radiator.

**LIVING ROOM** 21' 3" x 15' 2" (6.48m max x 4.63m narrowing to 3m) with double glazed double French doors to rear garden. Attractive oak flooring, contemporary gas fire, two radiators, glass block feature to one wall, adjacent archway leading to:-

**DINING ROOM** 17' 1" x 8' 2" (5.23m x 2.51m)  
Dual aspect room with double glazed windows to two aspects and double glazed double French doors to the rear garden. Oak flooring as before, partly tiled at entrance to garden. Door through to:-

**UTILITY ROOM** 9' 5" x 5' 6" (2.89m x 1.7m) with double glazed window, radiator, personal door to Garage.

**REFITTED KITCHEN** 12' 6" x 9' 9" (3.82m x 2.98m) with double glazed window to front. Comprehensively refitted with a matching range of contemporary high gloss soft closing wall and base units with drawers, carousel unit and four slide pantry style cupboards. Breakfast bar, plumbing and space for dishwasher and washing machine. Worksurfaces with inset 1 & 1/3 bowl single drainer sink unit with mixer taps and metro style tiled splashbacks. Downlighters to ceiling, recess for range style cooker with extractor hood over, space and plumbing for upright fridge freezer, underfoot kick heater, ceramic tiled flooring.

**FIRST FLOOR** with double glazed window to front, radiator, built-in double wardrobe with two shelves over and separate linen cupboard, hatch to roof space with drop down ladder & lighting.

**PRINCIPAL BEDROOM** 14' 5" x 7' 6" (4.40m x 2.31m extending to 3.21m)  
Dual aspect room with double glazed windows to front and rear. Radiator.

#### EN-SUITE SHOWER ROOM

Fully tiled with shower cubicle and vanity unit with inset wash hand basin.

**BEDROOM TWO** 10' 11" x 9' 3" (3.34m x 2.83m) with double glazed window to rear overlooking the garden.

#### EN-SUITE SHOWER ROOM

Fully tiled with shower cubicle and wash hand basin. Radiator.

**BEDROOM THREE** 9' 10" x 8' 0" (3.00m x 2.46m) with double glazed window to front. Built-in double wardrobe, radiator.

**BEDROOM FOUR** 9' 10" x 9' 1" (3.02m x 2.79m) with double glazed window to rear. Radiator.

#### BATHROOM

Refitted fully tiled suite comprising 'P' shaped shower bath with mixer tap and shower attachment, vanity unit with inset wash hand basin with mixer tap and recessed WC. Halogen downlighters to ceiling, extractor fan, radiator with integrated towel rail.

#### EXTERIOR

No. 8 lies at the very end of this small highly sought after cul-de-sac. It is set back from the path behind a block paved frontage which provides hardstanding for numerous vehicles. It also provides access to the garage.

The rear garden is a particular feature of the property, it consists of a timber decked terrace from the Living room adjacent to which is a further paved patio accessed from the Dining room. Beyond this is a beautiful shaped lawn with borders, packed with a wide range of perennials, shrubs and specimen trees. There is a central paved area and bed being used to cultivate fruits and vegetables where a greenhouse can also be found. At the very rear is a timber and glazed summer house which also, in this day and age, has the potential to be an outside office (there is external WiFi from the house).

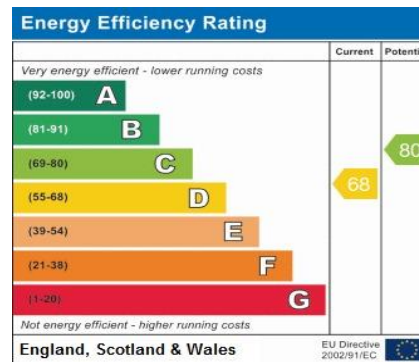
To the side of the property is a further pathway and bed where there is a shed and also suitable for perhaps composting and bin storage.

**GARAGE** with up and over door, power, light and wall mounted gas boiler serving the central heating and hot water systems. Personal door from Utility room.





<b>TENURE</b>	The property is freehold.
<b>COUNCIL TAX</b>	Band E
<b>VIEWINGS</b>	By Arrangement with Pocock & Shaw
<b>REF</b>	MJW/6375



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







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