



Carey Close, Ely, CB7 4QX

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Carey Close, Ely, Cambridgeshire CB7 4QX

A well presented four bedroom family home with versatile accommodation over three storeys and positioned in a prime location overlooking Kings Avenue park.

- Entrance Hall & Downstairs Cloakroom
- Kitchen / Dining Room / Family Room
- Study / Bedroom Four
- First Floor Sitting Room
- Three Further Bedrooms (One with En-Suite)
- Family Bathroom
- Enclosed Rear Garden
- Carport & Parking
- Overlooking Kings Avenue Park

Guide Price: £369,950



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.

ENTRANCE HALL with staircase rising to first floor, useful double door cloakroom with shelving and hanging space, radiator.

DOWNSTAIRS CLOAKROOM with extractor fan, low level WC, wash hand basin with tiled splashbacks, radiator, ceramic tiled flooring.

STUDY/BEDROOM FOUR 9' 1" x 6' 1" (2.77m x 1.86m) with double glazed window overlooking Kings Avenue park, fitted with bespoke furniture comprising desk and cabinets, built-in shelving, radiator.

KITCHEN/DINING ROOM/FAMILY ROOM
23' 5" x 12' 9" (7.15m x 3.90m)

KITCHEN AREA

Fitted with wall and base units with inset four ring electric hob with stainless steel splashback and extractor hood over, built-in oven, inset 1 & 1/2 bowl stainless steel single drainer sink unit with mixer tap, built-in fridge freezer, washing machine and plumbing for dishwasher, ceramic tiled flooring, useful understair storage cupboard, opening to:-

FAMILY/DINING AREA with double glazed box bay window to rear, TV point, radiator, ceramic tiled flooring.

FIRST FLOOR LANDING with staircase rising to second floor, radiator.

FIRST FLOOR SITTING ROOM 12' 10" x 11' 6" (3.93m x 3.53m) with two double glazed windows to rear, radiator, dimmer switch.

BEDROOM ONE 12' 10" x 10' 2" (3.93m x 3.10m) with two double glazed windows to front overlooking Kings Avenue park, radiator, ideal space for built-in wardrobes if required. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle, tiled splashbacks, shaver point. Double glazed window to side, radiator, ceramic tiled flooring.

SECOND FLOOR LANDING with access to loft, radiator.

BEDROOM TWO 12' 10" x 11' 4" (3.92m x 3.46m) with velux window to rear, radiator, built-in airing cupboard housing water cylinder and ideal recess for built-in wardrobes if required.

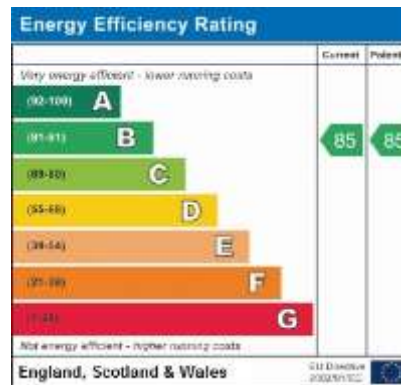
BEDROOM THREE 12' 10" x 6' 11" (3.93m x 2.12m) with double glazed dormer window overlooking Kings Avenue park, radiator, over stair built-in storage cupboard.

FAMILY BATHROOM with double glazed window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate thermostatic bar and shower over. Tiled splashbacks, extractor fan, radiator, ceramic tiled flooring.

EXTERIOR

The property is situated in the much sought after Carey Close and positioned overlooking Kings Avenue park to the front. The rear garden is fully enclosed and is predominantly laid to lawn with a patio area directly from the property. Hard standing for timber shed, outside tap. Carport and parking to the rear.





TENURE	The property is freehold.
COUNCIL TAX	Band B
VIEWINGS	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk
REF	MJW/6359

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.