



Norfolk Road, Ely, CB6 3EJ

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Norfolk Road, Ely Cambridgeshire CB6 3EJ

A beautifully presented three bedroom detached family home situated on an established and much sought-after development close to St Johns School.

- Entrance Hall & Downstairs Cloakroom
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage
- Sought After Location

Guide Price: £359,950



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 radiator, staircase rising to first floor.

DOWNSTAIRS CLOAKROOM with double glazed window to front. Fitted with a modern two piece suite comprising low level WC and vanity unit with inset wash hand basin with tiled splashbacks. Radiator.

LIVING ROOM 15' 5" x 13' 0" (4.7m x 3.96m) with double glazed window to front, radiator, useful understairs storage cupboard. Archway through to:

DINING ROOM 10' 9" x 8' 6" (3.28m x 2.59m) with double glazed patio doors opening to the rear garden. Radiator.

KITCHEN 10' 11" x 7' 2" (3.33m x 2.18m) with double glazed window to rear. Fitted with a modern matching range of wall and base units with worksurfaces over and tiled splashbacks, inset sink unit with mixer tap, plumbing for washing machine, built-in hob with extractor hood

over, built in double oven, gas boiler supplying the central heating system.

FIRST FLOOR LANDING

BEDROOM ONE 12' 11" x 9' 6" (3.94m x 2.9m) with double glazed window to rear. Radiator. Door to:-

EN-SUITE SHOWER ROOM with double glazed window to side. Fitted with a shower cubicle, low level WC and pedestal wash hand basin. Radiator.

BEDROOM TWO 11' 11" x 8' 9" (3.63m x 2.67m) with double glazed window to front. Radiator.

BEDROOM THREE 8' 9" x 7' 0" (2.67m x 2.13m) with double glazed window to front. Radiator.

FAMILY BATHROOM with double glazed window to rear. Fitted with a modern fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin, panel enclosed bath with mixer tap and drencher head shower over, extractor fan, heated towel / radiator.

EXTERIOR

To the front of the property there is a driveway providing off road parking and leading to the single garage fitted with metal up and over door. Gated side access leads to the rear garden which has a decked area, is mainly lawned and fully enclosed.

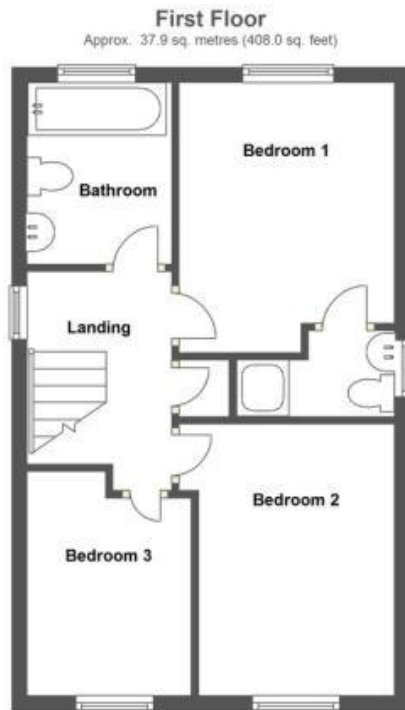
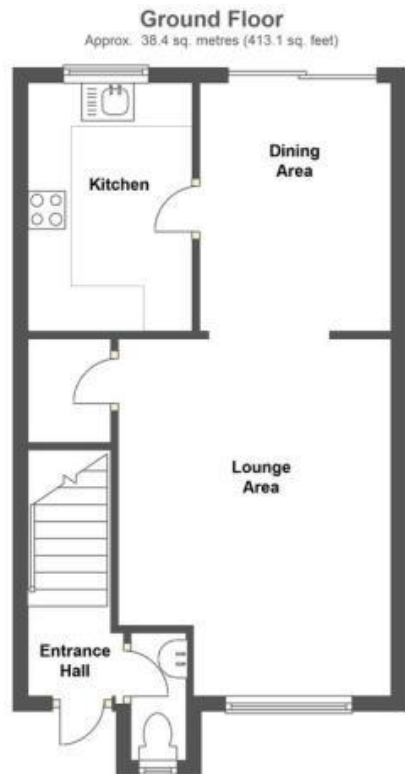
TENURE The property is freehold

COUNCIL TAX Band D

VIEWINGS By Arrangement with Pocock & Shaw
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REF MJW/6493





Total area: approx. 76.3 sq. metres (821.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

