



51 Prickwillow Road, Ely  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£1,175,000

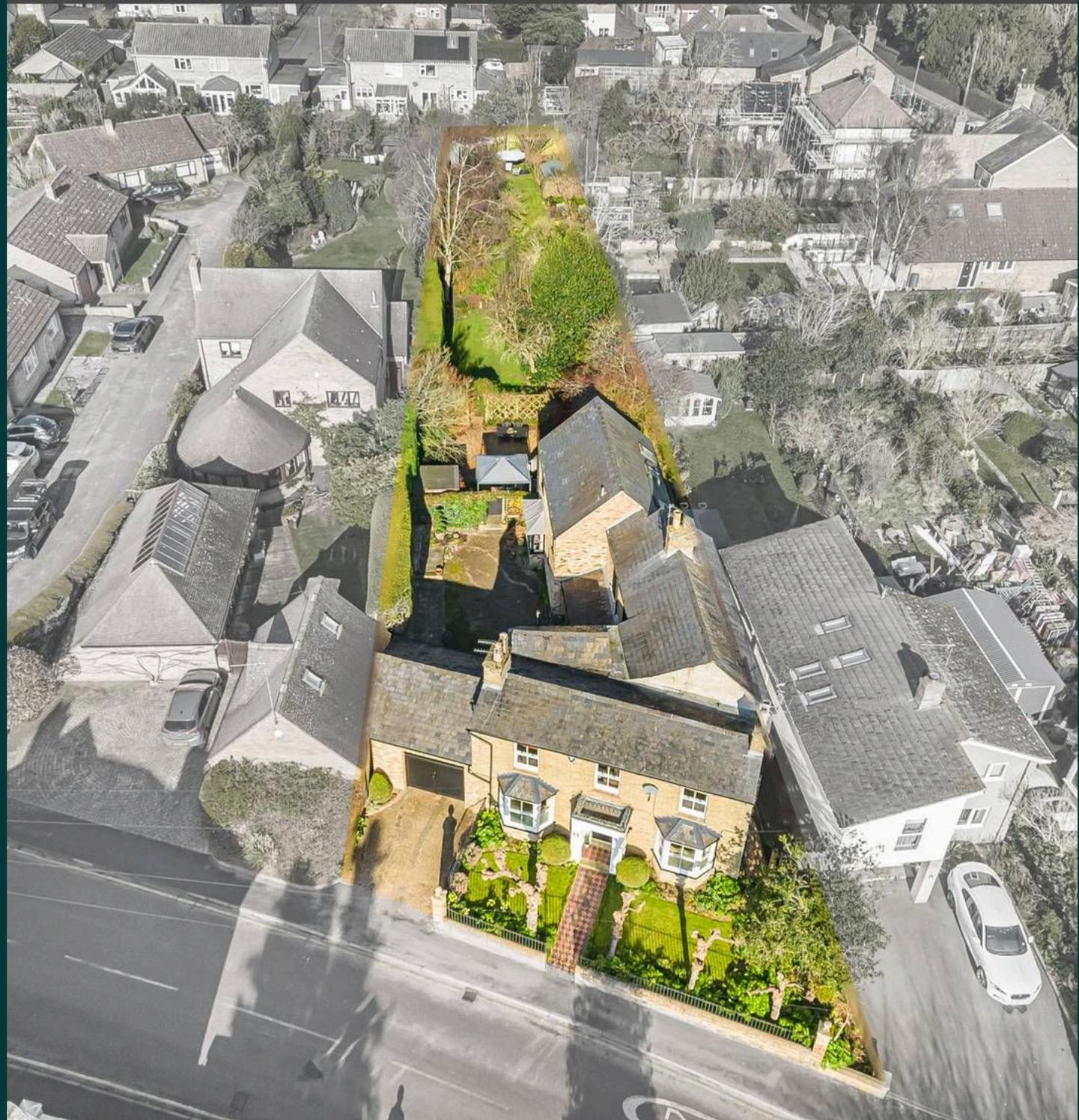
# 51 Prickwillow Road

Ely, Ely

This impressive six-bedroomed detached house offers a rare opportunity to acquire a substantial family residence of approximately 3,000 square feet, ideally positioned within easy walking distance of the city centre, country park, and major supermarkets. The property is also conveniently located for the station and the highly regarded Kings School, making it an excellent choice for both commuters and families.

The well-proportioned accommodation includes six bedrooms (one with en-suite), four versatile reception rooms, and a superb orangery that provides an abundance of natural light and an ideal space for relaxing or entertaining. The modern kitchen/breakfast room is thoughtfully designed with contemporary fittings and ample space for family dining. Throughout the property, a sense of space and comfort prevails, with generous room sizes and a practical layout that caters to a variety of lifestyles.

The property is set within a plot of approximately one third of an acre (subject to survey), offering mature and well-maintained gardens that create a tranquil and private setting. To the front and side of the house, a driveway leads through a pair of gates beneath a car port to a courtyard providing additional parking. Within the car port are two useful stores (measuring 2.97m x 1.30m and 2.50m x 1.30m), offering ample space for bikes, tools, or garden equipment. This outstanding outside space completes a truly desirable family home in a sought-after location.



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Ely, Ely

Viewing is highly recommended to fully appreciate the quality and flexibility of this exceptional home.

Council Tax Band: G

Tenure: Freehold

EPC: E

- Substantial Residence Of Approximately 3,000 Sq Ft.
- Walking Distance To City Centre, Country Park & Supermarkets
- Convenient For Station & Kings School
- 6 Bedrooms (1 En-Suite)
- 4 Reception Rooms
- Superb Orangery
- Modern Kitchen/Breakfast Room
- Approximately 1/3rd Of An Acre With Parking
- Mature, Well Maintained Gardens
- Viewing Recommended



### Entrance Hall

With door to front, stairs to first floor, understairs cupboard, tiled floor, radiator.

### Study

With bay window to front and two windows to side, open fireplace, radiator.

### Utility

With window to rear, plumbing for washing machine and space for tumble drier, worktop.

### Cloakroom

With window to side, wash basin, low level WC, radiator.

### Living Room

With bay window to front and two windows to side, open fireplace with marble hearth and timber surround, radiator.

### Sitting Room

With two windows to side and two radiators.

### Rear Hall

With two pairs of French doors and windows onto courtyard and garden, secondary staircase, two radiators.

### Kitchen/Breakfast Room

Kitchen area: With a range of modern units, drawers and worksurfaces, sink unit and drainer, space for range oven, dishwasher, radiator. Breakfast area: With a further wide range of modern units and worksurfaces, island with breakfast bar and drawers beneath, window to side. radiator.

### Dining Room

With bay window to side, brick fireplace (non functional), two radiators.

### Orangery

A superb room with underfloor heating and offering views of the garden together with a feature roof lantern and doors to outside.



### Front Landing

Serving bedrooms 2, 3, 4 and 6 together with bathroom and shower room. With windows to front and rear, radiator.

### Bedroom 1

The principal bedroom is accessed either from the secondary staircase or from a landing linked to bedroom 5. With windows to side and rear along with Velux windows, French doors and Juliet balcony giving a superb view of the garden, walk in wardrobe, two radiators.

### En-suite

With shower, vanity unit with twin basins, low level WC, bidet, Velux window, radiator.

### Bedroom 2

With window to front, vanity unit with wash basin, radiator.

### Bedroom 3

With window to front, vanity unit with wash basin, radiator.

### Bathroom

With freestanding roll top bath, wash basin, low level WC, radiator.

### Bedroom 4

With window to side, airing cupboard, access to loft which is boarded, interconnecting door to bedroom 5, radiator.

### Bedroom 5

With window to side, doors to bedroom 4 and rear landing, radiator.

### Bedroom 6

With window to side, access to loft, radiator.

### Rear Landing

Serving bedrooms 1 and 5. With window to side, access to loft which is boarded and secondary staircase.

### Shower Room

With shower cubicle, wash basin, heated towel rail.



## Outside

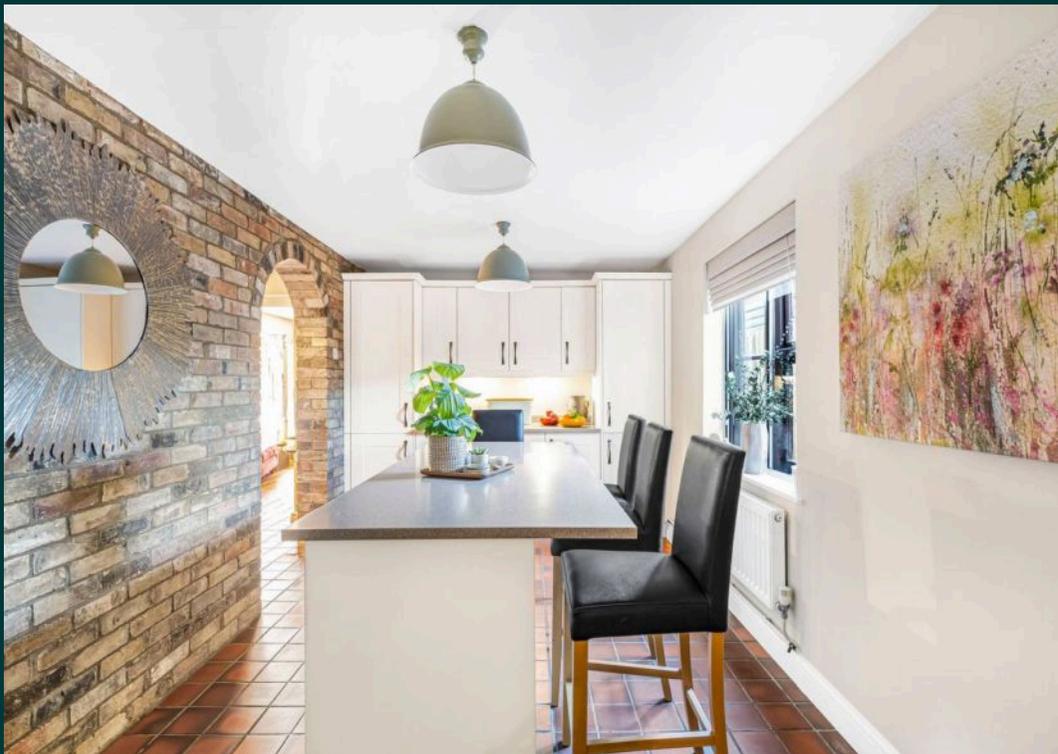
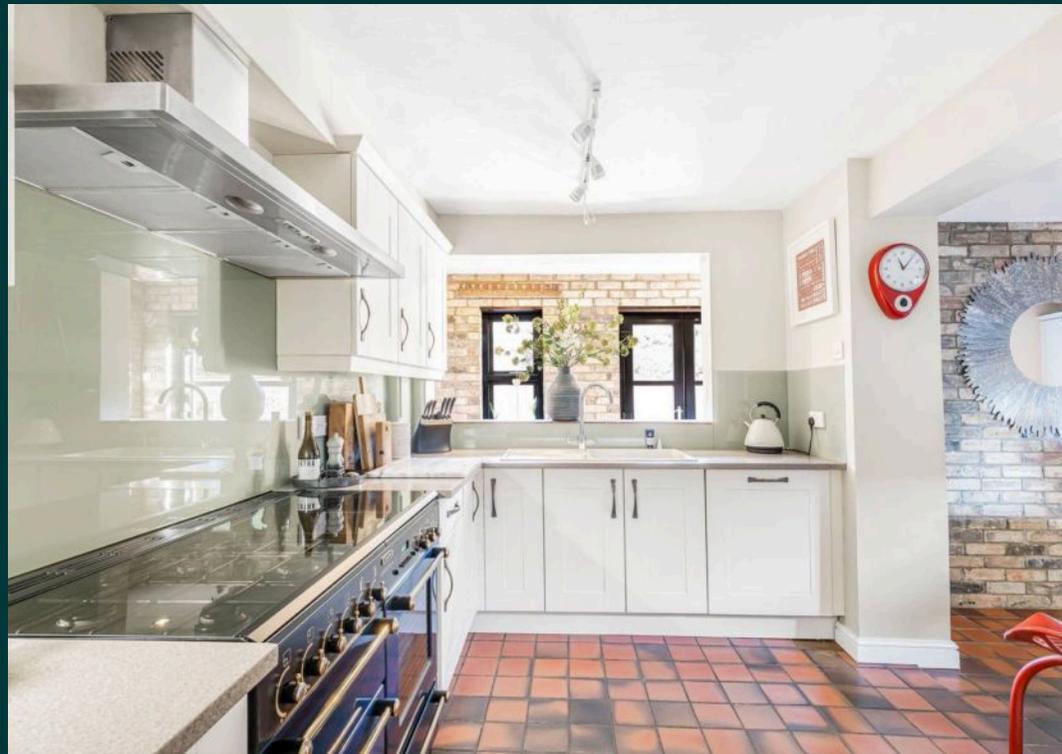
To the front/side of the house is a driveway leading via a pair of gates to a carport with two useful stores.

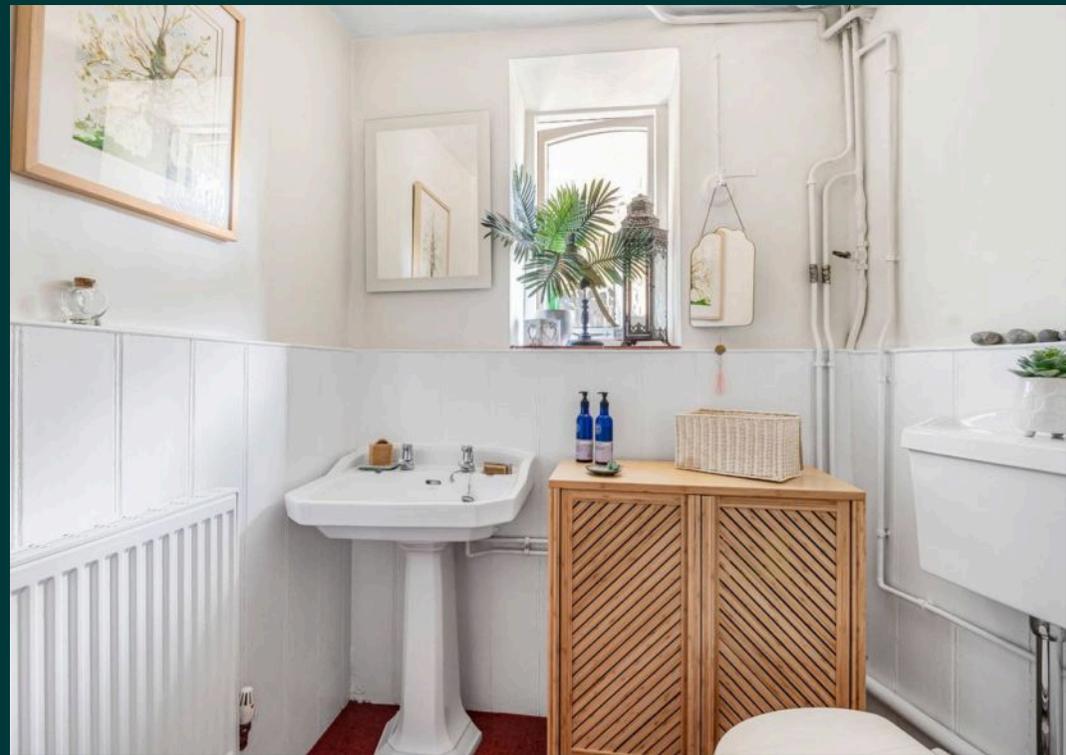
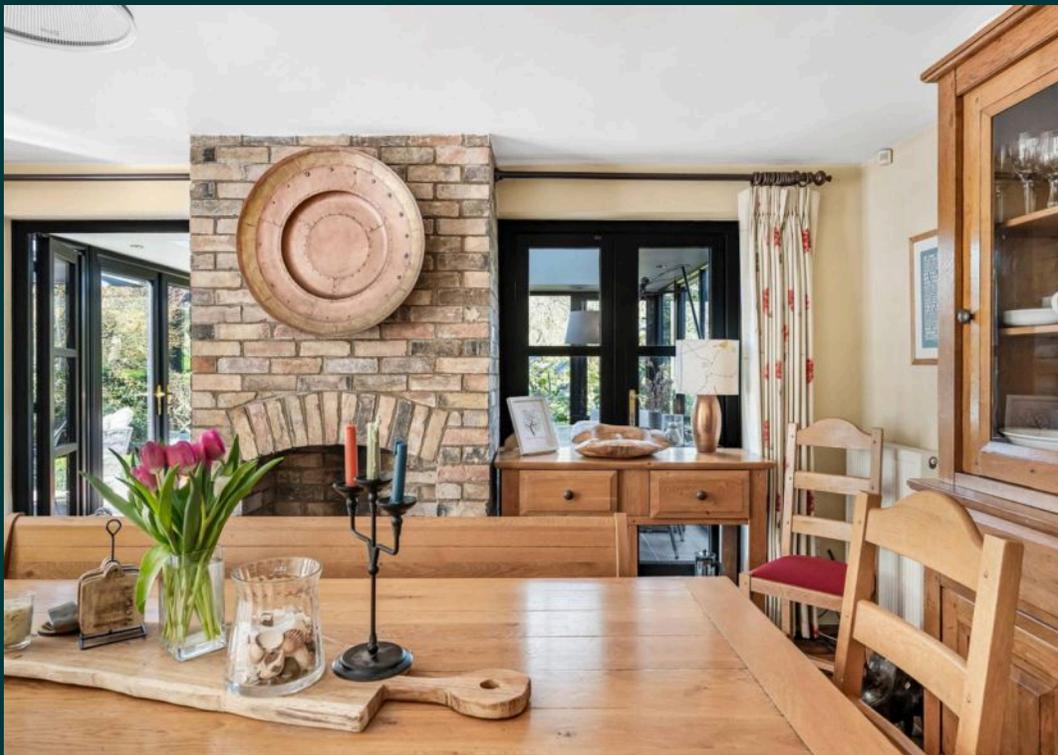
The property is situated within a plot of approximately 1/3rd of an acre (STS). Adjoining the house is a courtyard area which can be used as either garden or additional parking. This leads to paved and shingled seating areas which in turn lead onto an expansive lawn. The garden is bordered by well maintained hedging with established beds interspersed with mature trees. At the bottom of the garden is an excellent Summer House which measures 2.8m x 2.8m and has light and power connected.







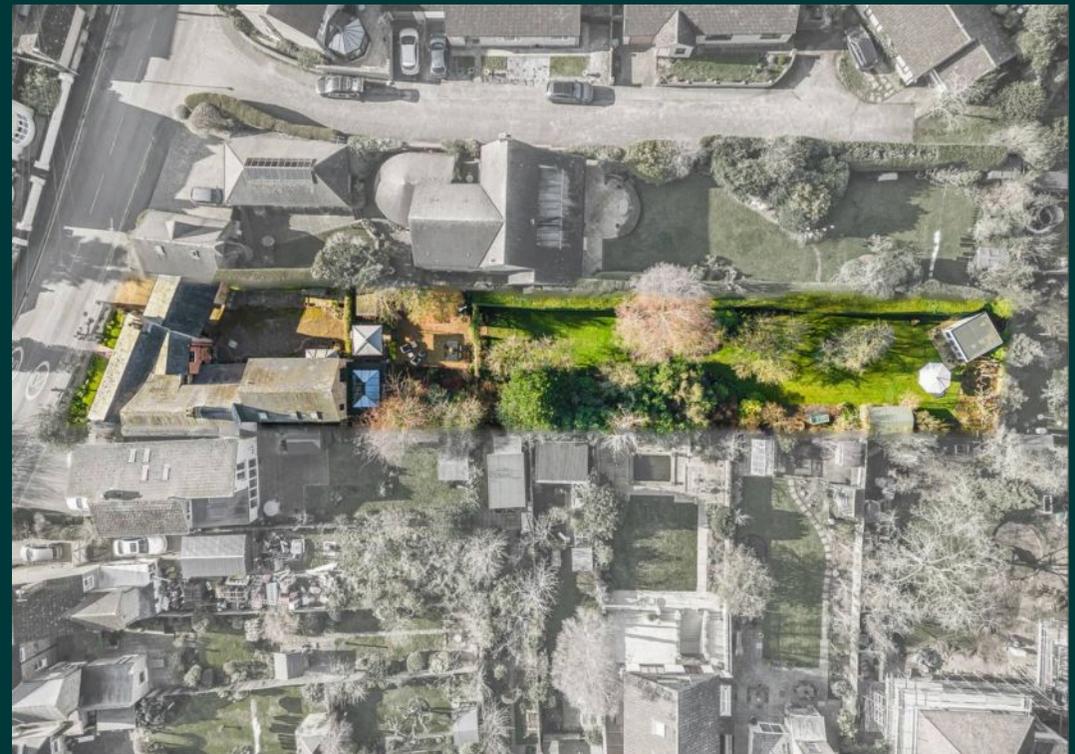














**Approximate Gross Internal Area 3086 sq ft - 287 sq m**

Ground Floor Area 1698 sq ft - 158 sq m

First Floor Area 1303 sq ft - 121 sq m

Outbuilding Area 85 sq ft - 8 sq m





## Richard Booth Estate Agents

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