The Vineyards, Ely, Cambridgeshire CB7 4QG

A beautifully presented and deceptively spacious four / five bedroom dormer bungalow situated approximately 200 metres from the City Centre on the popular Vineyards.

- Entrance Hall
- Sitting Room
- Dining Room / Guest Bedroom
- L Shaped Kitchen / Breakfast Room
- Garden Room
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Gas Central Heating
- Extensive Gardens to rear
- Off Road Parking & Single Garage

Guide Price: £495,000
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 and 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.

FRONT steps leading up to UPVC Entrance Door leading into:-
ENTRANCE HALL with coving to ceiling, smoke alarm, double radiator, useful understair storage cupboard, stairs to first floor.

SITTING ROOM 16’ 0” into bay x 11’ 10” (4.89m into bay x 3.62m) with coving to textured ceiling, UPVC bay window to front aspect, solid fuel burner with marble plinth, double radiator.

DINING ROOM / GUEST BEDROOM 14’ 0” into bay x 11’ 10” (4.29m into bay x 3.63m) with coving to textured ceiling, UPVC bay window to front aspect, double radiator.

BEDROOM THREE 12’ 2” x 10’ 11” (3.71m x 3.34m) with coving to ceiling, UPVC window to rear aspect, double radiator. Air Conditioning unit.

FAMILY BATHROOM with opaque UPVC window to side aspect, fitted with a modern three piece suite comprising low level WC, wash hand basin with mixer tap, built in vanity unit below, bath with separate drencher shower over, fully tiled, ceramic tiled flooring, heated towel rail and extractor fan.

L SHAPED KITCHEN / BREAKFAST ROOM 18’ 3” x 9’ 10” (5.58m x 3.01m) x 2.65m x 2.26m (8’ 6” x 7’ 4”) Kitchen area with two UPVC windows to side aspect, sunken spotlights. Fitted with an attractive range of base and wall cream units with soft closed doors and solid wood work surfaces over, butler sink with mixer tap, space for range style cooker with stainless steel canopy over, tiled splashbacks, plumbing for washing machine and dishwasher, space for American size fridge freezer, ceramic tiled flooring. Built in cupboard with recently installed Worcester combi boiler. Opening to:-
Dining area with sunken spotlights, dimmer switch, single radiator and ceramic tiled flooring.

GARDEN ROOM 14’ 4” x 8’ 2” (4.39m x 2.49m) with sunken spotlights, UPVC windows to side and rear aspects. Patio doors opening to rear terrace area and further personal door leading to side access. Single radiator and ceramic tiled flooring.

FIRST FLOOR LANDING with single radiator.

MASTER BEDROOM 18’ 2” x 10’ 9” (5.55m x 3.30m) with sloped ceilings and two Velux windows to front aspect. Double radiator. Built in four double door wardrobes with overhead storage and hanging space. Dimmer switch and door leading to:-

EN-SUITE SHOWER ROOM with velux window and fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Single radiator.

BEDROOM FOUR 12’ 10” x 7’ 0” (3.92m x 2.15m) with UPVC window to rear aspect. Single radiator.

BEDROOM FIVE 9’ 10” x 5’ 6” (3.02m x 1.70m) maximum with velux window to side aspect. Single radiator.
EXTERIOR To the front of the property there is a block paved driveway for numerous vehicles. Steps leading up to door and raised gravelled beds to the side. Street view towards Ely (approximately 200m to centre of Ely) and views over Ely Cathedral.

The rear garden is certainly a feature to be noted as it has been painstakingly landscaped to create a multi-functional garden. There is gated access from the front onto a block paved area which in turn leads to the wall enclosed main rear terrace, hard standing for hot tub. Raised flowerbeds by side of steps leading to the lawned garden and further bedding with plant and shrub borders.

Further to the rear is gated access leading to well maintained vegetable and plant beds and further chicken run at the very rear. Feature ornamental carp pond. Chicken coop, greenhouse, two timber sheds and single detached garage.

SINGLE GARAGE 14’ 11” x 9’ 1” (4.55m x 2.79m) with double opening timber doors to front, window to side, personal door to rear garden.

Services All main services are connected

Tenure The property is freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: ely@pocock.co.uk www.pocock.co.uk

Ref MJW/5199

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.

Energy Efficiency Rating

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England & Wales

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