Gravel End, Coveney
Ely, Cambridgeshire CB6 2DN

A deceptively spacious detached four bedroom family home situated on the edge of this highly sought after rural hamlet.

- Spacious Entrance Hall
- Downstairs Cloakroom
- Two Generous Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms (Master with En-Suite Shower Room)
- Family Bathroom
- Gravelled Driveway Parking
- Established Front & Rear Gardens

Guide Price: 400,000
COVENEY
The highly sought after village of Coveney lies in an elevated position a little over 3 miles west of Ely with the most wonderful panoramic countryside views. The city itself offers a comprehensive range of facilities including schooling for all ages, shopping facilities and numerous leisure activities including an 18 hole golf course, swimming pools gymnasium and squash club.

SPACIOUS ENTRANCE HALL with double glazed insets to entrance door, window to side, wood effect flooring and staircase rising to first floor with a useful storage area under. Radiator, dado rail and door to:

DOWNSTAIRS CLOAKROOM with double glazed window to front. Suite in white comprising pedestal wash hand basin and close coupled WC. Ceramic tiled floor, radiator.

FRONT RECEPTION ROOM 17’ 1” x 16’ 10” (5.21m x 5.14m)
A lovely spacious reception room with double glazed bow window to front. Radiator.

REAR RECEPTION ROOM 18’ 8” x 15’ 5” (5.7m x 4.7m)
extending in part to 16’ 11” ( 5.16m).
Again a spacious reception room, double aspect with double glazed box bay window to rear and double French doors to side with windows either side. Attractive open fireplace with raised brick hearth, matching surround and cast iron grate. Two radiators.

KITCHEN
16’ 9” x 7’ 9” (5.12m x 2.38m) narrowing to 7’ 4” (2.25m).
Dual aspect room with double glazed windows to front and rear. Comprehensively fitted with a matching range of natural finish wall and base units with drawers and roll edge work surfaces over, inset butler/Belfast sink with mixer tap and solid wood drainer, tiled splashbacks, integrated fridge, plumbing for dishwasher, recess for rangemaster style cooker (subject to measurements) with fitted stainless steel & glass extractor hood over. Ceramic tiled floor, radiator.

UTILITY ROOM 6’ 4” x 5’ 1” (1.94m x 1.57m) with double glazed window to rear.

FIRST FLOOR LANDING with fitted rooflights to two aspects, large built-in linen/storage cupboard, radiator.

MASTER BEDROOM 16’ 4” x 16’ 11”
(4.98m narrowing to 3.58 x 5.17m narrowing to 2.9m) with double glazed window to rear overlooking the garden, built-in double wardrobe, radiator, door to:-

EN-SUITE SHOWER ROOM
Suite in white comprising vanity unit with inset wash hand basin, additional matching unit with cupboard and adjacent WC and corner shower cubicle. Fully tiled walls and fitted roof light. Ceramic tiled floor, chrome finish radiator / towel rail.

BEDROOM TWO 16’ 0” x 10’ 0” (4.9m x 3.06m) with double glazed dormer window to front. Radiator.

BEDROOM THREE 16’ 10” x 10’ 3” (5.14m x 3.14m) with double glazed dormer window to front. Radiator.

BEDROOM FOUR 9’ 7” x 9’ 10” (2.94m x 3.00m) with double glazed dormer window to front. Radiator.

FAMILY BATHROOM 12’ 9” x 6’ 5” (3.91m x 1.97m) with fitted roof light and white suite comprising panel enclosed bath with mixer tap and hand shower attachment, close coupled WC and pedestal wash hand basin. Mosaic effect tiled splashbacks to bath and basin, radiator.

EXTERIOR
The property is set back from the road behind a frontage which consists of a lawn with a mature tree, beyond which it is mainly gravelled and provides hardstanding for a number of vehicles.
To the rear of the property, from the entrance hall there is a paved patio adjacent to the rear reception room, beyond this is the rear garden which is predominantly laid to lawn with beds either side and a wide variety of shrubs / perennials. Beyond this is a gated and fenced area presently in use as a chicken run. The other side of the property is mainly gravelled, a timber shed and a couple of enclosed vegetable beds.
Tenure: The property is freehold

Council Tax: F

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

Ref: GVD/5950

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.