



Suffolk Close, Ely, Cambridgeshire CB6 3EW

www.pocock.co.uk



Suffolk Close, Ely, Cambridgeshire CB6 3EW

A three double bedroom semi-detached home situated in an established development close to St. Johns school and within easy access to Ely and the A10 Cambridge connection.

- Semi-Detached Family Home
- Entrance Hall & Cloakroom
- Lounge/Dining Room
- Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Established Front & Rear Gardens

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 is 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 is an excellent variety of pubs and restaurants, including the new Ely Leisure Village featuring a six screen cinema, along with family restaurants and takeaways. The A10 connects Ely to Cambridge, where 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 while London's Kings Cross and Liverpool Street stations are approximately one hour 15 minutes to the south.

ENTRANCE HALL With staircase rising to first floor, double radiator.

LOUNGE/DINING ROOM 18'4" x 12'7" (5.60 m x 3.83 m) With double glazed patio doors opening to rear and double glazed window to rear. Two radiators, useful understair storage cupboard.

KITCHEN 12'0" x 7'4" (3.67 m x 2.23 m) With double glazed window to front aspect. Fitted with a range of wall and base units, work surfaces over tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap, space for electric cooker with extractor canopy over, space for fridge freezer and plumbing for washing machine and half size dishwasher. Radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Opaque double glazed window to side aspect. Radiator.

FIRST FLOOR LANDING With access to loft and useful overstairs storage cupboard.

BEDROOM ONE 12'7" x 10'1" (3.83 m x 3.07 m) With two double glazed windows to rear aspect, fitted bedroom furniture comprising five door wardrobes and drawers. Radiator.

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and single shower cubicle. Tiled splashbacks, shaver point, extractor fan and tiled flooring.

BEDROOM TWO 13'1" x 7'11" (3.99 m x 2.40 m) With double glazed window to front aspect. Alcove with wardrobe. Radiator.

BEDROOM THREE 13'4" x 8'0" (3.83 m x 2.58m) With double glazed dormer window to front aspect. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, bath and wash hand basin. Tiled splashbacks, shaver point, tiled flooring.

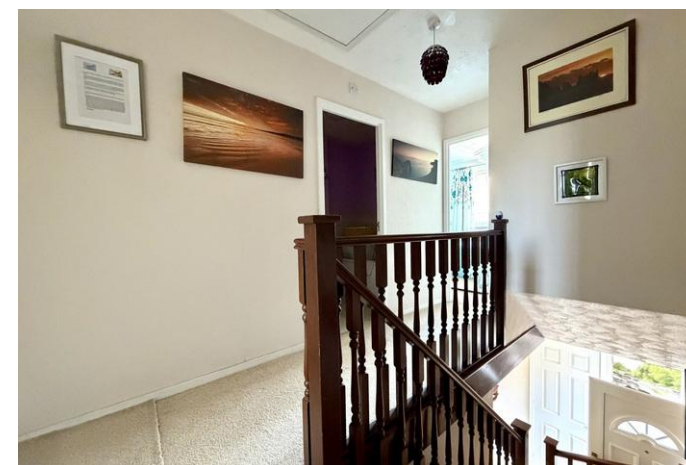
EXTERIOR To the front of the property is an established garden with adjacent driveway providing off road parking and in turn leading to the single GARAGE 15'8" x 8'3" (4.78mx 2.51m) with up and over door and rear access to the garden. The beautiful, established, rear garden is certainly a feature to be noted. It consists of plant and shrub borders, large patio area and lawned garden.

Tenure The property is Freehold

Council Tax Band C **EPC** TBC

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

Ref MJW-7455





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.