



The Vineyards, Ely, Cambridgeshire CB7 4QG

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A recently extended three double bedroom detached bungalow with outside office/studio situated in this highly regarded central Ely location with ample parking and convenient for the Railway station.

- Established Detached Bungalow
- Recently Extended Kitchen/Dining Room
- Lounge
- Three Double Bedrooms
- Family Bathroom
- Driveway Parking
- Enclosed Rear Garden Extending to Approx. 140'
- Garden Office/Studio
- Central City Location

Guide Price: £525,000



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 entrance door to front. Exposed wooden flooring and access to loft via a drop down ladder. Radiator and door leading to:-

LOUNGE 14'5" x 11'11" (4.39 m x 3.64 m) Fitted with bespoke built-in cabinets, sky light, solid fuel burner, Karndean herringbone style flooring and double radiator. Opening to the recently fitted extension.

KITCHEN/DINING ROOM 23'8" x 13'3" (7.22 m x 4.04 m) With a sky lantern and aluminium bi-fold doors with built-in blinds opening to the rear garden. Bespoke base units and breakfast bar with work surface over. Karndean herringbone style flooring throughout. The kitchen area is fitted with an attractive range of wall and base units with solid worktops over and tiled splashbacks. Stainless steel sink unit with mixer tap, four-ring AEG hob with extractor canopy above, single oven, space for fridge/freezer and integrated single slimline dishwasher. Feature tiled flooring throughout.

BEDROOM ONE 11'11" x 11'0" (3.64 m x 3.35 m) With double glazed window to front aspect. Feature art-deco style fireplace and surround, shelving and double radiator.

BEDROOM TWO 11'11" x 10'0" (3.63 m x 3.04 m) With double glazed window to front, exposed wood flooring and double radiator.

BEDROOM THREE 11'11" x 10'0" (3.64 m x 3.04 m) With two Velux windows, Karndean herringbone style flooring, double radiator and aluminium double doors with built-in shutters leading to dining room.

BATHROOM

Fitted with a three piece suite comprising a low level WC, wash hand basin and bath with shower attachment over. Heated towel rail, extractor fan and featured tiled flooring.

EXTERIOR To the front of the property there is an extensive gravel driveway providing off-road parking for several vehicles with gated pedestrian access leading to the rear. Free-standing store which is currently being used as a bicycle store.

The rear garden is certainly a feature to be noted and offers excellent privacy and is of a good size with a feature patio area directly behind the property with steps leading to the main garden.

Outside **UTILITY ROOM** with plumbing for washing machine and WC. Currently used as a tortoise house.

A pathway leads to the outside fully insulated **OFFICE//STUDIO** 19'2" x 9'4" (5.83m x 2.84m) which is fitted with power and lighting.

The main garden is predominantly laid to lawn with established plant and shrub borders. Further timber shed to the rear and outside tap.



Tenure - The property is Freehold

Council Tax - Band D

EPC B (34/68)

Viewing - By Arrangement with Pocock & Shaw
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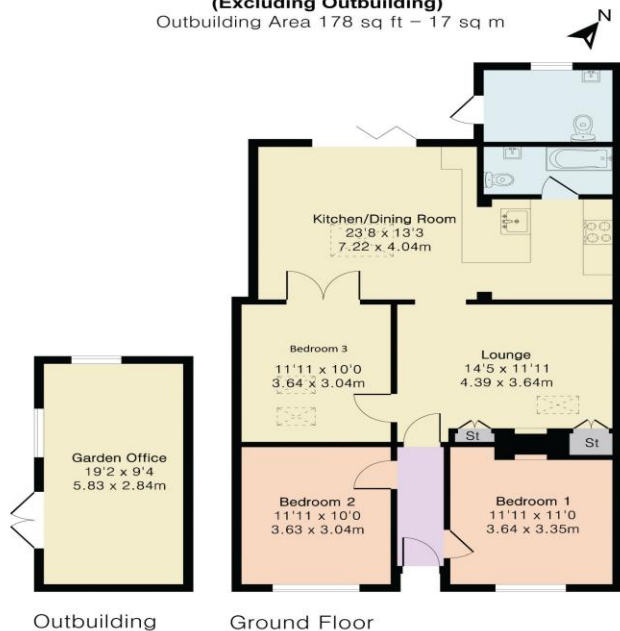
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (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.



**Approximate Gross Internal Area 977 sq ft - 91 sq m
(Excluding Outbuilding)**
Outbuilding Area 178 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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