



Downham Road, Ely, CB6 1BL

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Downham Road, Ely Cambridgeshire CB6 1BL

An extremely rare opportunity to purchase this superb double fronted 1930's four bedroom detached residence with well proportioned flexible accommodation throughout sat on an extensive plot of around 2/3 of an acre in this highly regarded City location.

- Entrance Hall
- Sitting Room
- Study/Dining Room
- Impressive Kitchen/Breakfast Room
- Family Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Mature Well Tended Gardens on a Plot of Approx. 2/3 Acre
- Driveway & Double Detached Garage

Guide Price: £850,000



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 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, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and take-aways. There are also 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.

ENTRANCE HALL with solid wood entrance door flanked on either side by leaded light windows, staircase rising to first floor with useful cloaks cupboard under, stripped floorboards, radiator, door through to:-

SITTING ROOM 16' 3" x 13' 4" (4.95m x 4.06m)
Dual aspect room with three leaded light windows, attractive open fireplace sat on a raised brick hearth in a herringbone style pattern with matching surrounds and timber mantle shelf, two radiators.

FAMILY ROOM 13' 3" x 12' 8" (4.04m x 3.86m) Dual aspect room with two leaded light windows (one bay window), radiator, four wall light points.

STUDY/DINING ROOM 14' 3" x 13' 3" (4.34m x 4.04m) with double doors to garden, radiator.

IMPRESSIVE KITCHEN/ BREAKFAST ROOM

21' 0" x 14' 0" (6.4m x 4.27m) Dual aspect room with two leaded light windows to front and window to side. A range of 1950's English Rose aluminium base units with moulded stainless steel work surfaces with a double bowl double drainer inset sink unit, built-in dresser style cupboard, walk-in pantry with window and quarry tiled floor.

UTILITY ROOM 7' 1" x 6' 2" (2.16m x 1.88m) with window to rear. Base unit with inset single bowl double drainer sink unit and tiled splashbacks, plumbing for dishwasher and space for one further 600mm appliance.

REAR LOBBY

Opening to porch with cupboard housing the gas boiler serving the central heating and hot water systems. Built-in cupboards, quarry tiled flooring.

UTILITY ROOM TWO 6' 0" x 4' 9" (1.83m x 1.45m) with window to rear. Formerly used a farm office, now with a base unit with inset stainless steel single drainer sink unit, plumbing and space for washing machine, further space for tumble dryer (subject to measurements).

FIRST FLOOR LANDING

Spacious galleried landing with leaded light window to front.

BEDROOM ONE 13' 10" x 13' 4" (4.22m x 4.06m) plus 7' 3" x 4' 9" (2.21m x 1.45m) into dressing area. Dual aspect room with two leaded light windows to front and further window to side. Fitted furniture comprising one double and one single wardrobe in dressing area, radiator.

EN-SUITE SHOWER ROOM with tiled shower cubicle, pedestal wash hand basin, radiator, built-in airing cupboard, downlighters to ceiling.

BEDROOM TWO 14' 3" x 13' 3" (4.34m x 4.04m) with leaded light window to rear. Radiator.

BEDROOM THREE 14' 5" x 16' 7" (4.39m x 5.05m max) x 13' 4" (4.06m) with leaded light windows to two aspects, built-in double and single wardrobes, radiator. Door and step down to:-

BEDROOM FOUR/NURSERY 13' 8" x 6' 3" (4.17m x 1.91m) with access to eaves storage cupboard, window to rear, radiator.

FAMILY BATHROOM with two leaded light windows to rear. Fitted suite in white comprising tiled panel enclosed bath with tiled surrounds, vanity unit with inset wash hand basin and close coupled WC. Towel rail/radiator.



EXTERIOR

Sat on a total plot of around 2/3 of an acre, the property is set well back from the road behind a large garden consisting of a shaped lawn with specimen trees and shrubs with a large bed packed with a wide range of shrubs and perennials. Adjacent to this is a sweeping gravel driveway from the front which in turn leads to a detached double garage.

The rear garden is a particular feature of the property. Beginning with a paved terrace from the house, beyond this the first section consists of a shaped lawn with beds either side and centre, packed with a wide range of shrubs, perennials and four distinctive Silver Birch trees indicating the four points of the compass. Beyond this is the orchard and wildlife area, which could equally be at home with a tennis court or swimming pool (subject of course to the usual consents), with fruit trees including apple, pear and plum and a variety of other specimens. A lawned path meanders through around the garden, the wild flower garden and pond.

Tenure - The property is freehold

Council Tax - Band F

EPC E (50/76)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD/6187



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





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