



Houghton Gardens, Ely, Cambridgeshire CB7 4JN

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A bright and spacious four bedroom single-storey home, which has been recently modernised, situated in a desirable cul-de-sac location, a short level walk from Ely City centre and the Cathedral. Mature enclosed rear garden. Off-road parking for three cars. No onward chain.

- Spacious Four Bedroom Bungalow
- Sitting Room, Dining Room & Sun Room
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Mature Enclosed Rear Garden
- Driveway Parking
- No Onward Chain

Guide Price: £795,000



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.

HOUGHTON GARDENS This welcoming and well-proportioned single-storey property has been a much-loved family home for the last 20 years. Situated in a cul-de-sac with only 9 other similar properties, it is surrounded by ancient monastery pasture land and located to the rear of the cul-de-sac in a peaceful and idyllic location.

The living space features archways instead of doors, creating a natural flow and an accessible space for those with mobility issues.

A block-paved pathway leads to the front porch, which has Welsh slate floor slabs and space for a companionable bench. A composite front door with side window opens into the entrance hall. The cloakroom has a w.c., wash hand basin and a tiled floor. The hallway runs the length of the house and has both a generous cleaning cupboard and a separate coat cupboard with shelving and hanging space.

SITTING ROOM 23'5" x 13'3" (7.15 m x 4.03 m) The wide carpeted sitting room has a pair of archways to each side of a chimneybreast. A particular feature is the Rodart & Gonay glass-fronted integrated wood-burning stove, which has a slate hearth and mantelpiece. Fitted book and display shelves run across two walls. A floor to ceiling window overlooks the rear garden, while a glass door leads out to:-

SUN ROOM with a slate floor and underfloor heating, and a panoramic view of the rear garden via triple-aspect windows.

DINING ROOM 13'0" x 12'3" (3.96 m x 3.73 m) From the sitting room, a further archway leads into the dining room, another bright carpeted room with dual-aspect windows and space for a 12-seater rectangular table.

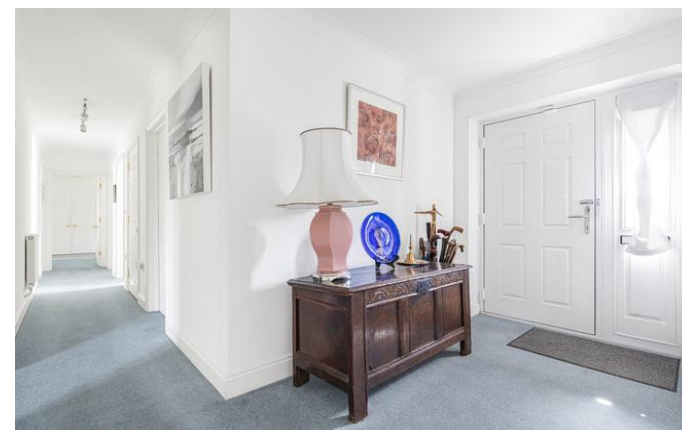
KITCHEN/BREAKFAST ROOM 13'11" x 12'2" (4.24 m x 3.70 m) A door opens into the kitchen / breakfast room. This very sociable space has a slate floor with underfloor heating, white gloss fitted wall and base units and a black granite worktop across all surfaces and an inset stainless steel 1 1/2 bowl sink unit. The centrepiece is the island unit, with an integrated 4-ring gas hob with stainless steel extractor over and storage under. Further integrated appliances include a fridge, a Siemens fan oven, a Siemens combination microwave / convection oven and a plate-warming drawer; and a dishwasher. There is room for a 4 seater kitchen table beneath the window to the front. A door leads into the separate utility room, with space for a washing machine, a free-standing fridge-freezer and a condensing tumble dryer and fitted shelving and a useful sink unit under the window to the front.

OUTDOOR ROOM 12'11" x 9'3" (3.93 m x 2.81 m) From the kitchen, a composite stable door leads out to the 'outdoor room', a transition space between the house and the garden, using the space to the area beside the house for useful storage with wall and base units. A door opens to the front of the property via a garden gate, or out to the rear garden via a series of wooden doors.

INNER HALL The inner hall leads to the bedrooms, has a cupboard with the hot water tank, and access to the loft.

PRINCIPAL BEDROOM 16'5" x 15'11" (5.00 m x 4.85 m) The principal bedroom is a good double bedroom, carpeted, with a window to the rear, several fitted wardrobes and an integrated chest of drawers; it also has an **EN-SUITE** shower room with a walk-in shower, a w.c., a white gloss vanity unit with a fitted mirror, cabinet, shelving and underfloor heating.

GUEST BEDROOM TWO 13'0" x 12'1" (3.96 m x 3.68 m) A bright and spacious double bedroom with windows to the side, a fitted double wardrobe, generous bookshelves and cabinets, and a frosted glass window to the front. **The EN-SUITE** shower room comprises a tiled floor with underfloor heating, a shower, a w.c., a heated towel rail, further windows with frosted glass, a white gloss vanity unit with a fitted mirror, cabinet, shelving, and an angle-poise shaving mirror. There is a large walk-in cupboard providing further storage housing the gas fired central heating boiler and the electricity consumer unit.



BEDROOM THREE 16'7" x 11'3" (5.05 m x 3.42 m) is a good double bedroom, carpeted, with a window to the rear aspect, ample fitted bookshelves and a fitted double wardrobe with hanging space and shelves.

BEDROOM FOUR 10'4" x 8'0" (3.16 m x 2.44 m) is a large single / small double with a window to the front, carpeted with fitted shelving. This could make a useful study.

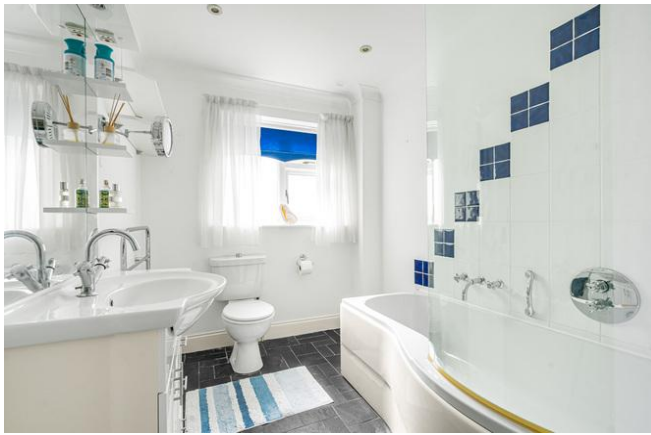
FAMILY BATHROOM Has a slate tiled floor with underfloor heating, a shower bath with a curved screen and shower over, a vanity unit with a fitted mirror, cabinet and shelving, a heated towel rail and an angle-poise shaving mirror. A window to the front has frosted glass.

EXTERIOR REAR The owners were keen gardeners, and the garden was very much their pride and joy. The family has continued to maintain and re-stock the enclosed rear garden for the next owners. Accessed either via the 'outdoor room' or from the 'sunroom' the patio is laid to slate tile. Much of the garden is laid to lawn, with well-stocked and mature flower beds containing David Austin roses, mature shrubs, flowering perennials and climbers. A pergola features a grapevine. There is a large, raised bed at the 'working end' of the garden, suitable for growing fruit and vegetables, and an apple tree and a peach tree are prolific. A greenhouse provides a useful potting and growing space, and a wooden shed adds secure storage. A stainless-steel 3-pillar fountain can be switched on at the wall. There are external power points, and an external tap. A pair of water-butts provide rainwater storage.

EXTERIOR FRONT To the front, a fence provides a boundary and adds privacy, with flower beds that feature mature shrubs and perennials, including dogwoods, phormiums and roses. The driveway comprises block-paving with off-road parking space for three cars.



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.



Tenure The property is Freehold

Council Tax Band F **EPC C** (70/76)

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Ref MJW-7472

Approximate Gross Internal Area 1932 sq ft - 179 sq m



Ground Floor