

## ISIS HOUSE FOR SALE

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### 4/5 Bedroom Modern Detached House for sale in Ely



A well proportioned bright and spacious 4 bedroom detached family home with planning permission for a substantial ground floor extension. The property is situated on a picturesque corner plot within a highly regarded residential development.

**£295.000 is invited for the freehold**

- Planning permission for extensive single story extension
- Detached House
- Kitchen
- Master Suite
- Three Further Bedrooms
- Study/Bedroom 5

- Gas-fired Central Heating
- Enclosed Gardens
- Double Garage
- Corner plot

Entrance hall – cloakroom - 10'3" x 9'6" fitted kitchen - 6'0" x 6'3" utility room - 16'5" x 10'9" lounge - 12'7" x 9'2" dining room - 10'2" x 6'7" study - 11'3" x 10'5" master bedroom with 7'5" x 5'7" (max) dressing area and en-suite shower room - 11'0" x 9'9" bedroom 2 - 10'5" x 8'1" bedroom 3 - 8'1" x 6'6" bedroom 4 – family bathroom – double garage – gas heating system – double glazing – front and rear gardens – off road parking – good decorative order – viewing by appointment

## **ELY, Cambridgeshire**

Ely is an historic City situated on the river Great Ouse, famous for its world renowned Cathedral, locally known as 'The Ship of The Fen'. Now one of the fastest growing cities in England. Ely provides an excellent range of shopping facilities and the traditional market takes place on Thursday and Saturday in the Markt Square. Ely offers a comprehensive range of schooling, catering for all ages. There are numerous sporting facilities on offer, including an 18 hole golf course, indoor swimming pool, gymnasium and squash club. Socially, Ely offers excellent pubs and restaurants, a bowling alley, cinema and nightclub.

## **ACCOMMODATION COMPRISES**

### **ON THE GROUND FLOOR**

#### **Front door opening to:**

**Entrance Hall:** with stairs rising to first floor, tiled floor, radiator.



**Cloakroom:** with window to side aspect and fitted with a two piece suite comprising low level WC and pedestal wash hand basin, tiled flooring, coving to textured ceiling, radiator.

**Kitchen:** about 10'3" x 9'6" fitted with a range of wall and base level units, single sink and drainer with mixer taps, built in electric oven and four ring gas hob with extractor hood over, ceiling spotlights, coving to textured ceiling, radiator.



**Utility Room:** about 6'0" x 6'3" with door to side aspect leading to the rear garden, single sink and drainer with cupboard below, plumbing for washing machine, gas fired central heating boiler, tiled floor.

**Study (bedroom 5):** about 10'2" x 6'7" with window to front aspect, coving to textured ceiling, radiator.

**Dining Room:** about 12'7" x 9'2" window to rear aspect, coving to textured ceiling, radiator.

**Lounge:** about 16'5" x 10'9" with patio doors to rear aspect, ornamental fireplace housing gas fire, television aerial point, coving to textured ceiling, radiator.

## ON THE FIRST FLOOR

**Landing:** with window to front aspect, access to loftspace, coving to textured ceiling.

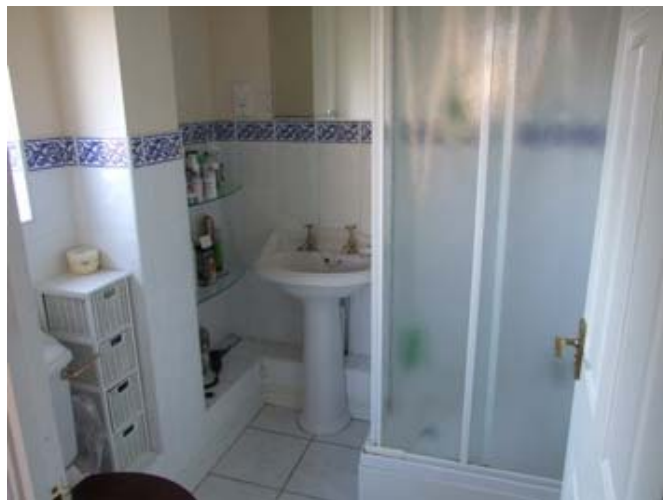
**Bedroom 1:** about 11'3" x 10'5" with window to rear aspect, television aerial point, coving to textured ceiling, radiator. Archway through to: -



**Dressing Area:** about 7'5" x 5'7" (max) with window to rear aspect, fitted wardrobes and recess with hanging rail and shelving, radiator. Door to:-



**En-Suite Shower Room:** with window to side aspect and fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle, coving to textured ceiling, tiled floor, radiator.



**Bedroom 2:** about 11'0" x 9'9" with window to rear aspect, coving to textured ceiling, radiator.



**Bedroom 3:** about 10'5" x 8'1" with window to front aspect, coving to textured ceiling, radiator.

**Bedroom 4:** about 8'1" x 6'2" with window to front aspect, coving to textured ceiling, radiator.

**Bathroom:** with window to side aspect and fitted with a three piece suite comprising low level WC, pedestal wash hand basin and paneled bath, tiled floor, radiator.

## **OUTSIDE**

**The property sits on a corner plot with the front garden being laid predominantly laid to lawn with shrubs. There is a driveway leading to a double garage with two up and over doors, personal door to rear and light and power connected. The rear garden is fully enclosed and predominantly laid to lawn with trees and shrubs.**

**The property has been granted planning permission for a single storey extension of approximately 505sq ft. Planning Number: 07/00480/FUL.**



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