



Potters Lane, Ely, CB7 4BX





# Potters Lane

Ely,  
CB7 4BX

- Extended Detached House
- 5 Bedrooms (1 ensuite)
- Highly Regarded Area Close To Station And City Centre
- Superb Extended Lounge
- Dining Area
- Kitchen/Dining Room & Utlity
- Two Driveways And Garage
- No Upward Chain
- Freehold/Council Tax E/EPC awaited

Located close to the railway station, river, city centre and Kings School this spacious five bedroomed home is offered for sale with no upward chain. Accommodation comprises on the ground floor entrance hall, cloakroom, superb lounge opening into dining area, kitchen and utility. On the first floor there are 5 bedrooms (master with ensuite) and family bathroom. Outside there are two driveways, a garage and well maintained gardens. Properties in this location are rarely available and viewing is recommended.

5 2 2

**Guide Price £750,000**





## LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.



## ENTRANCE HALLWAY

With door to front, stairs to first floor and understairs cupboard, radiator.

## CLOAKROOM

With low level WC, wash basin, radiator.

## KITCHEN/DINING ROOM

With a range of wall and base level storage units and drawers together with matching worktops, built in electric double oven, warming drawer, gas hob, extractor hood, fridge/freezer and dishwasher, sink unit and drainer, radiator.

## UTILITY

With door to rear garden, stainless steel sink unit and drainer, cloaks cupboard, wall mounted gas boiler, door to garage, storage units.

## LOUNGE

With part vaulted and beamed ceiling with two Velux windows, gas fire with stone surround, two electric radiators, bifold doors onto garden. Opening to:

## DINING AREA

With radiator.

## LANDING

With two radiators.

## BEDROOM 1

With fitted wardrobes, radiator.

## ENSUITE

With shower cubicle, bidet, low level WC, vanity unit with wash basin, radiator.

## BEDROOM 2

With fitted wardrobes, radiator.

## BEDROOM 3

With radiator.

## BEDROOM 4

With radiator.

## BEDROOM 5

With access to loft, fitted wardrobe and airing cupboard with hot water cylinder, radiator.

## BATHROOM

With suite comprising low level WC, wash basin, bidet, panelled bath, radiator.

## OUTSIDE

To the front of the property there are two separate driveways, one leading

to a garage with remote controlled electric door. Also to the front there is a lawned garden with attractive borders and an extended area of block paving.

Gated pedestrian access to both sides leads to a well maintained rear garden with two lawns, an extensive patio and a shingled area with timber pergola and planted borders.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.











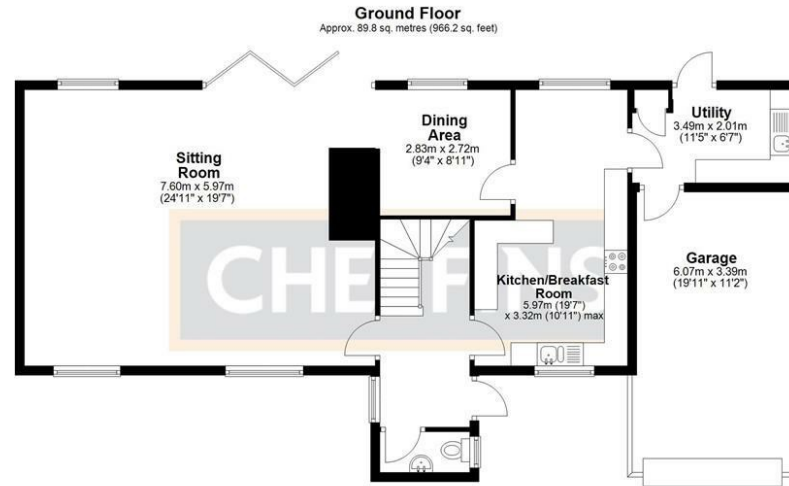
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(62 plus) <b>A</b>	<b>78</b>
(51-61) <b>B</b>	
(39-50) <b>C</b>	
(29-38) <b>D</b>	
(19-28) <b>E</b>	
(11-18) <b>F</b>	
(1-10) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £750,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



Total area: approx. 173.1 sq. metres (1863.4 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.