



Elderberry Close, Ely, CB6 2FQ

**CHEFFINS**



# Elderberry Close

Ely,

CB6 2FQ

- Immaculately presented, deceptively spacious family home
- Cul de sac location
- 4/5 Bedrooms over three floors (Ensuite to Bedroom 1)
- Generous Lounge and Kitchen / Diner
- Offroad parking and garage
- Good sized rear garden
- FREEHOLD / COUNCIL TAX E / EPC B

Cheffins are delighted to offer this immaculately presented and deceptively spacious family home located in the popular city of Ely.

The property offers accommodation over three floors, to include large Entrance Hall, Study/Bedroom 5, Family room/Bedroom 4, ground floor Utility Room, ground floor Shower Room, generous Lounge and Kitchen/Diner on the first floor. Three Bedrooms with one benefiting of an ensuite Shower Room and a Family Bathroom completing the second floor.

Outside the property there are off road parking spaces for 2 to 3 cars leading up to a single garage, there is a small front garden and gated access to the rear garden from the driveway. The rear garden offers multiple seating locations to include a paved patio and decked seating area with timber pergola. Garden shed.

This property must be seen to appreciate all that's on offer to include the spacious accommodation, the potential for multi generational living.

For further information or to arrange a viewing please contact us.

 4
  3
  2

**Guide Price £595,000**





## 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 HALL

Door to front, under stairs storage cupboard, stairs leading up to the first floor and a further storage cupboard.

## GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, double shower cubicle, extractor fan, shaving socket and radiator.

## FAMILY ROOM/ BEDROOM 4

Door to rear leading to the garden and radiator.

## STUDY / BEDROOM 5

Window to front and radiator.

## UTILITY ROOM

Door to rear, range of base units with worksurfaces over, plumbing for a washing machine, wall mounted boiler, space for a tumble dryer, space for a fridge/freezer and a radiator.

## FIRST FLOOR

With storage cupboard, stairs leading up to the second floor and a radiator.

## KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over. Central island with cupboards, integral double oven, 4 ring gas hob with extractor hood over, integral dishwasher, integral fridge/freezer, three windows to the front and a radiator.

## LOUNGE

Three windows to the rear and radiators. Door leading to...

## SECOND FLOOR

Airing cupboard housing the hot water tank, built in storage cupboard over the stairs, radiator and loft access.

## FAMILY BATHROOM

Fitted with a three piece suite, comprising of low level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, shaving socket and radiator.

## BEDROOM 1

Window to the front, built in wardrobe and radiator. Door to...

## ENSUITE

Fitted with a three piece suite,

comprising of low level WC, pedestal wash hand basin, shower cubicle and radiator.

## BEDROOM 2

Window to rear, built in wardrobe and radiator.

## BEDROOM 3

Dual aspect room with window to the front and sky light to the rear, loft access and radiator.

## OUTSIDE

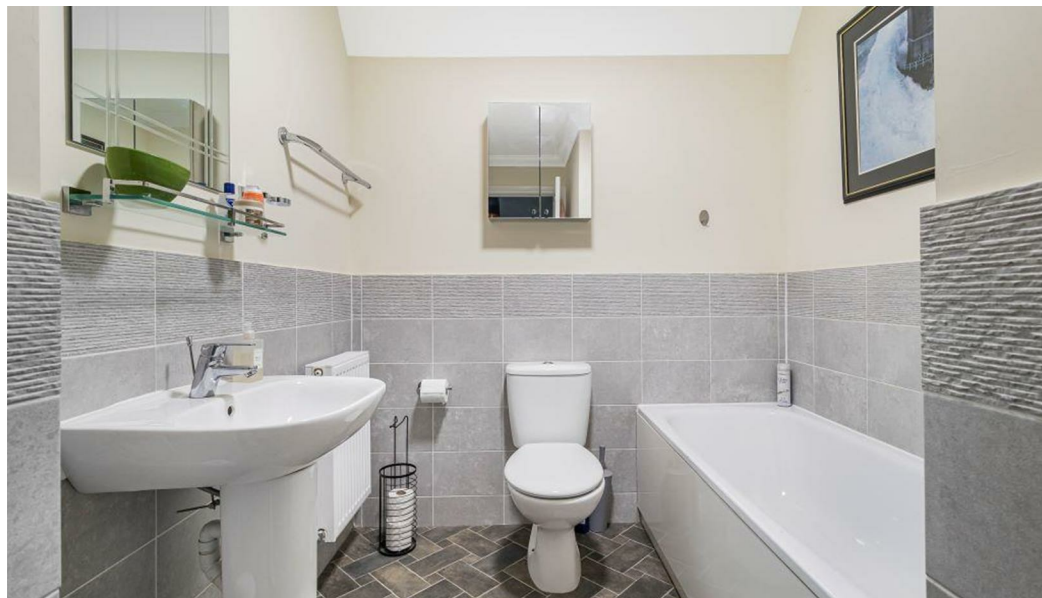
The rear garden is mainly laid to lawn with a paved patio, there is a further decked patio and seating area with timber pergola. There is gated access to the front. There is a garage with an up and over door, power and light with door leading into the garden. To the front there is a small garden with drive way providing offroad parking for 2/3 cars. Additional shared parking spaces for visitors.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



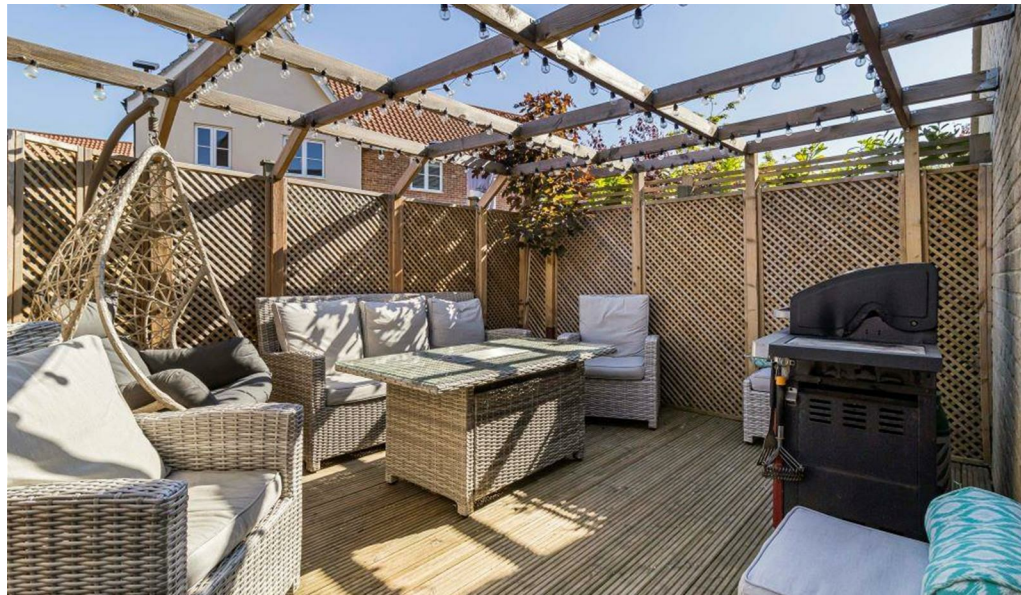












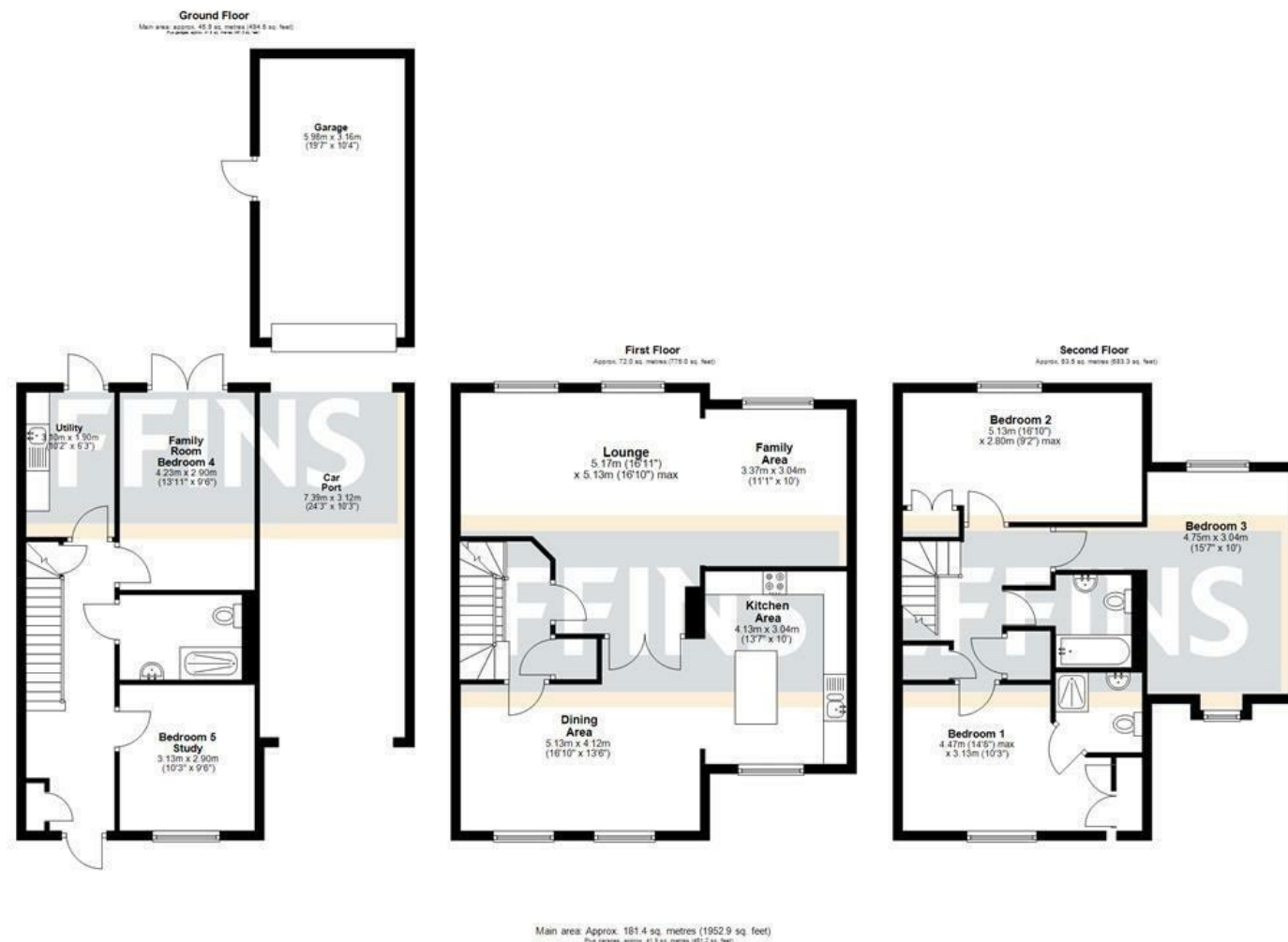








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>86</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Guide Price £595,000  
Council Tax Band – E  
Local Authority – East Cambs District Council

#### Agents note:

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

