



Suffolk Close, Ely, CB6 3EW

CHEFFINS

Suffolk Close

Ely,
CB6 3EW

- Detached Family Home
- 3 Reception Rooms & Kitchen/Breakfast Room
- 4 Bedrooms (1 Ensuite)
- Driveway & Garage
- Enclosed Garden to Rear
- Popular Residential Location
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to offer to the market this 4 bedroom detached family home situated in a popular established residential location within the City of Ely.

The property comprises of entrance hall, cloakroom, dining room, lounge with doors leading into the garden, study and kitchen/breakfast room, as well as 4 bedrooms (bedroom 1 benefitting from an ensuite shower room) plus a family bathroom completing the accommodation.

Outside the property is a small front garden, a driveway providing off road parking for 2 cars and leading up to a single garage, whilst the rear offers a mainly laid to lawn enclosed garden with a paved patio.

The property benefits from being offered for sale with no upward chain and is available to view by appointment.

4 2 3

Guide Price £450,000





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 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

With door to side, stairs leading to the first floor, under stairs cupboard, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, window to side.

STUDY

With window to front, radiator

DINING ROOM

With 2 windows to front, radiator.

LOUNGE

With patio doors to rear leading into the garden, gas fireplace, radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, single oven, 4-ring gas hob with extractor hood over, stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, window to rear, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder and access to loft

BEDROOM 1

With 2 windows to rear, fitted wardrobes, radiator.

ENSUITE

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, window to side, radiator, extractor fan.

BEDROOM 2

With 2 windows to front, radiator>

BEDROOM 3

With window to front, radiator.

BEDROOM 4

With window to rear, radiator.

BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator, extractor fan, window to side.

OUTSIDE

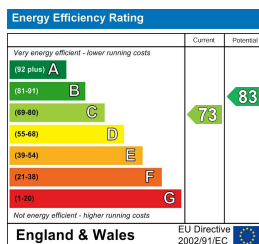
To the front of the property a driveway provides off road parking for 2 cars and leads to a single garage. The garage has power and light connected, an up and over door, door to the rear leading into the garden, eaves storage and a wall mounted gas boiler. The rear garden is mainly laid to lawn with mature shrubs and trees to borders, paved patio and gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





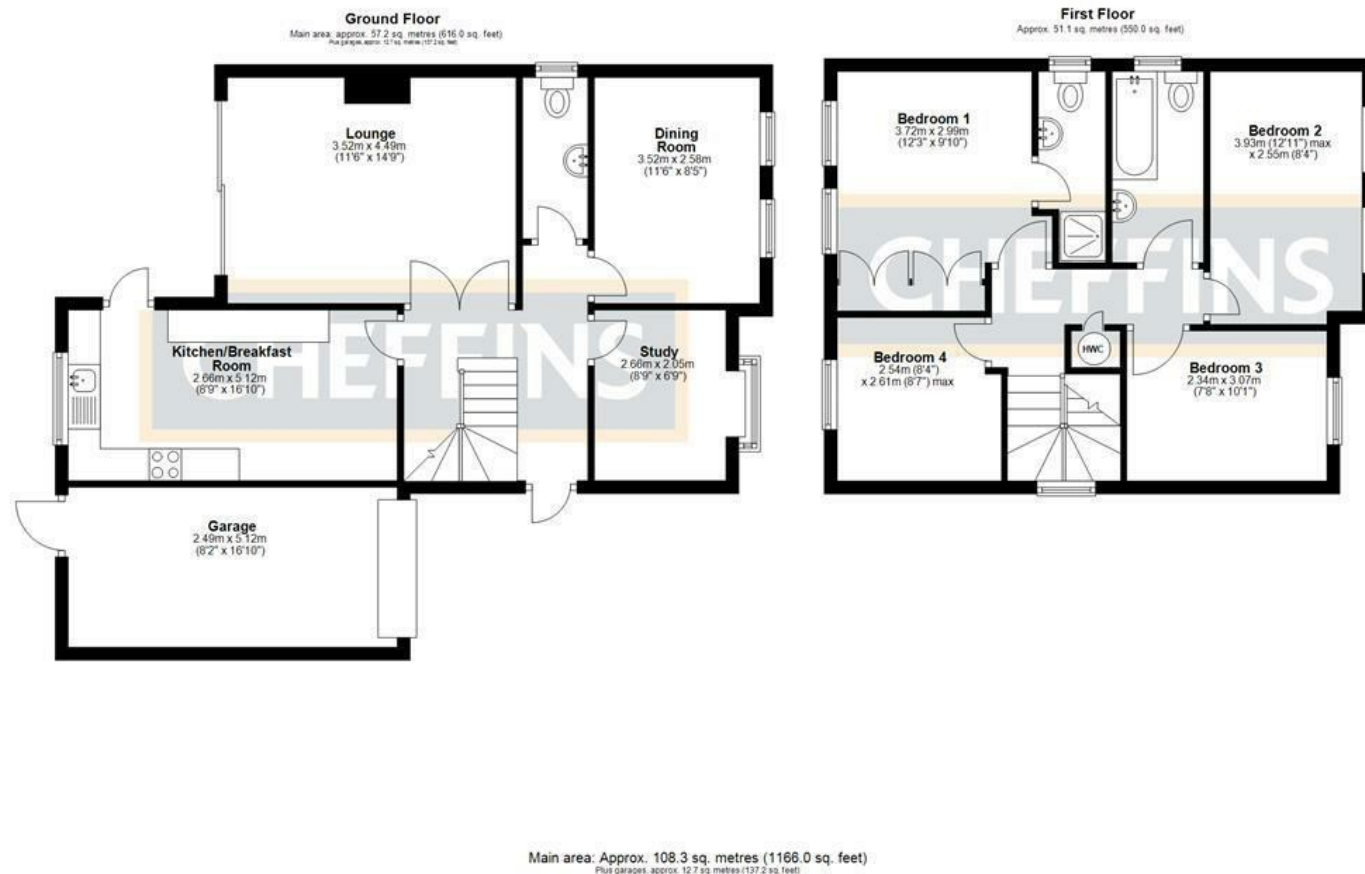


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Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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