



Low Road, Queen Adelaide, CB7 4UQ

**CHEFFINS**

# Low Road

Queen Adelaide,  
CB7 4UQ

- Substantial detached home of approximately 2,500 square feet
- Superb grounds of approximately 2 acres (sts)
- Kitchen / Dining room and Utility
- Lounge and separate Dining room, Study, Sitting room / Bedroom 5
- 4 Bedrooms (2 with Ensuite and Master with Dressing room)
- Gardens with small lake and 850 sq ft Barn
- Ground source underfloor heating
- Approximately 2 miles from Ely
- No upward chain
- FREEHOLD / COUNCIL TAX C / EPC D

A substantial detached property within superb grounds of approximately 2 acres (sts) approximately 2 miles from the centre of Ely. The property was built by the current owners and finished to a high specification which includes ground source heating, heat recovery system and oak carpentry whilst there is the additional benefit of the property being sold with NO UPWARD CHAIN.

Accommodation comprises on the ground floor; entrance hall, spacious kitchen / dining room, utility, cloakroom, lounge, separate dining room, master bedroom with dressing room and ensuite, family bathroom and two further rooms that are currently being used as a study and sitting room but could also provide additional bedrooms. On the first floor there are 3 bedrooms with one having an ensuite and a separate shower room. Outside there is a sweeping gravel driveway, timber built garage and the expansive lawned gardens with a small lake and useful 850 square foot barn.

To fully appreciate the extensive accommodation and grounds viewing is highly recommended.

5 2 1

**Guide Price £850,000**





## LOCATION

QUEEN ADELAIDE is a mainly residential hamlet situated on the outskirts of Ely. 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

With double glazed windows and doors to front aspect, oak flooring and staircase to first floor and cloaks cupboard. Underfloor heating.

## KITCHEN / DINING ROOM

With double glazed window to side aspect, fitted with a range of matching wall and base level storage units, worksurfaces and drawers, stainless steel sink unit and drainer, integrated dishwasher, electric double oven, hob and extractor hood. Underfloor heating.

## UTILITY

Double glazed window and door to outside, stainless steel sink unit and drainer, base level storage units and work surfaces. Underfloor heating.

## CLOAKROOM

With low level WC, hand wash basin, double glazed window to front aspect. Underfloor heating.

## LOUNGE

Two double glazed window to side aspect and double glazed french doors leading on to the rear garden, feature fireplace with wood burning stove, slate tiled hearth, oak beams and engineered oak flooring, double doors to dining room. Underfloor heating.

## DINING ROOM

With double glazed french doors opening on to the garden, engineered oak flooring and oak beams. Underfloor heating.

## BEDROOM 1

Double glazed french doors opening on to the garden and two double glazed windows to the side aspect. Heat recovery system. Underfloor heating.

## DRESSING ROOM

Leading to..

## ENSUITE

With suite comprising low level WC, pedestal hand wash basin, panelled bath and bidet. Double glazed window to rear aspect and heated towel rail. Underfloor heating.

## STUDY

With double glazed window to side aspect and heat recovery system. Underfloor heating.

## SITTING ROOM / BEDROOM 5

Double glazed window to front and side aspects and heat recovery system. Underfloor heating.

## BATHROOM

With double glazed window to front aspect, suite comprising low level WC, vanity unit with wash basin, panelled bath, shower cubicle and heated towel rail.

## FIRST FLOOR LANDING

With Velux window to rear aspect and eaves access point. Underfloor heating.

## BEDROOM 2

With Velux window to rear aspect giving an attractive view across the garden, eaves cupboards. Underfloor heating.

## ENSUITE

With Velux window to front aspect, shower cubicle, pedestal hand wash basin and low level WC. Underfloor heating.

## BEDROOM 3

With Velux window to rear aspect and eaves storage cupboard. Underfloor heating.

## BEDROOM 4

With two Velux windows to front aspect, eaves storage cupboard. Underfloor heating.

## SHOWER ROOM

Velux window to front aspect, vanity unit with wash basin, shower cubicle and low level WC. Under floor heating.

## OUTSIDE

The front of the property is accessed by a sweeping gravelled in/out driveway with there being a lawned garden with mature hedging and bushes together with planted beds. There is also a timber built garage measuring approximately 18ft 11 x 9ft 10. Gated vehicular access leading to the rear garden which is a particularly attractive feature of the property with an expansive lawn bordered by mature trees and hedging with decking adjoining the rear of the property. Within the garden there is a man made lake with bridge leading to an island whilst there is also a useful timber built barn/workshop measuring approximately 38 ft x 22 ft with power and light connected.

## 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>81</b> |
| (81-91) <b>B</b>                            |                                                                                                           |           |
| (69-80) <b>C</b>                            |                                                                                                           |           |
| (55-68) <b>D</b>                            | <b>64</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  |           |

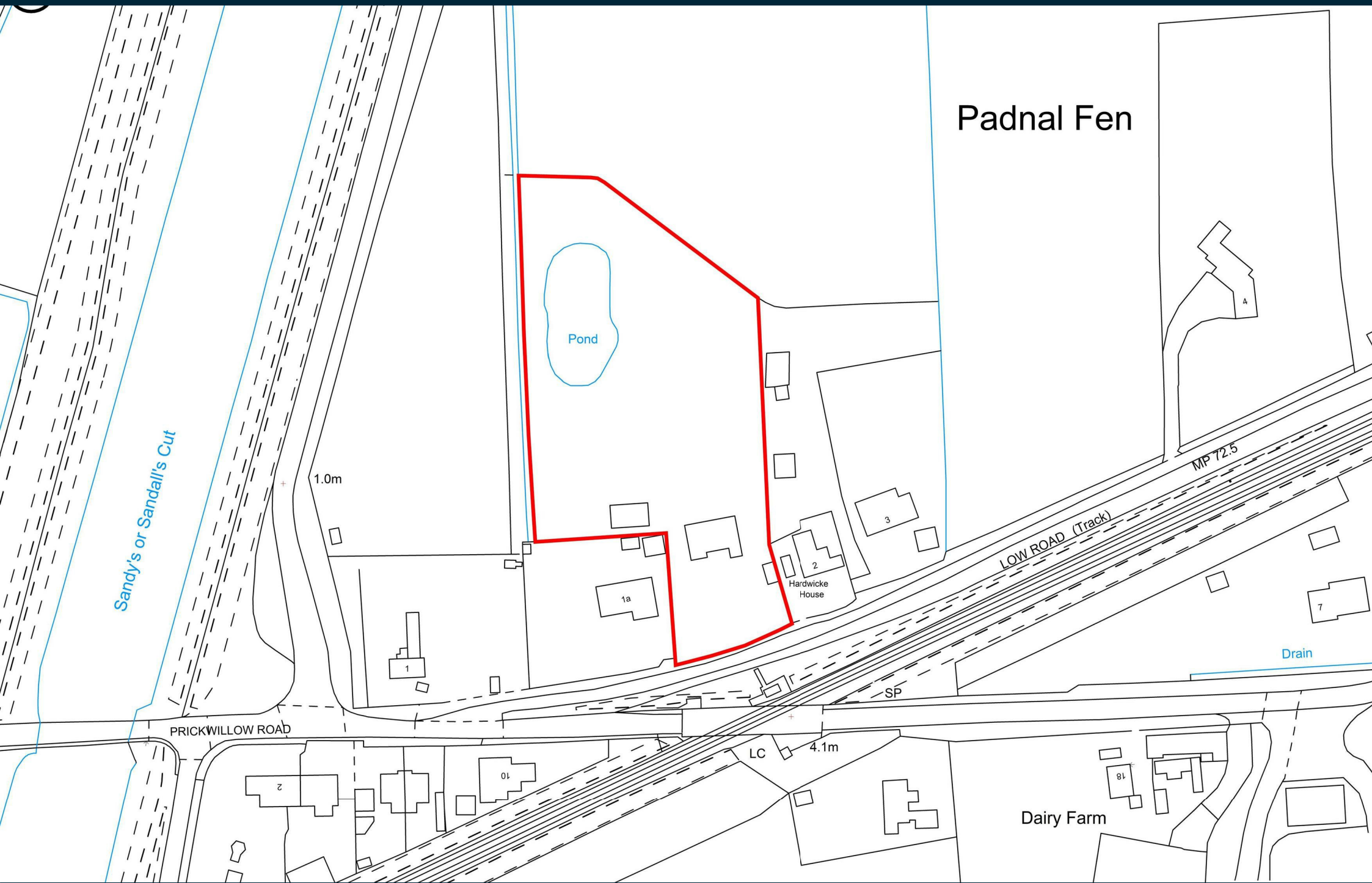


Guide Price £850,000  
Council Tax Band - C  
Local Authority - East Cambs  
District Council











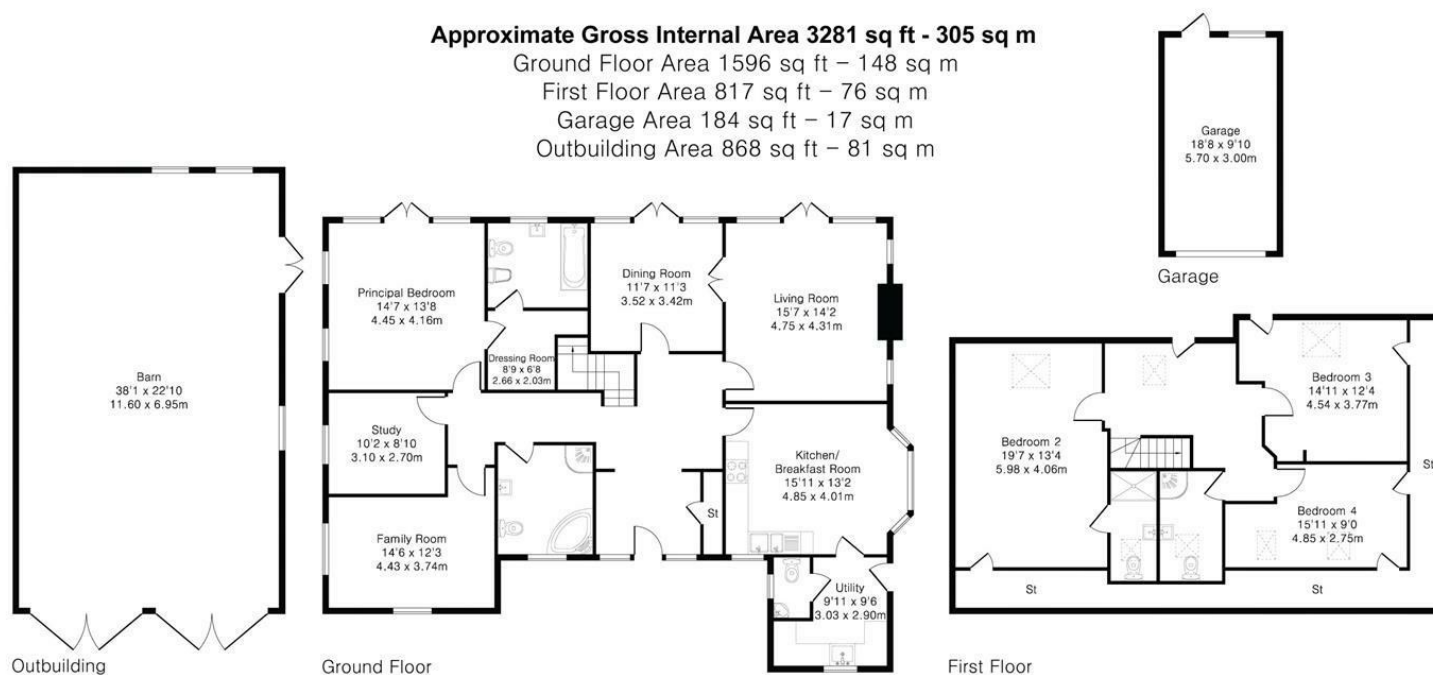
**Approximate Gross Internal Area 3281 sq ft - 305 sq m**

Ground Floor Area 1596 sq ft – 148 sq m

First Floor Area 817 sq ft – 76 sq m

Garage Area 184 sq ft – 17 sq m

Outbuilding Area 868 sq ft – 81 sq m



#### 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.



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